

PB# 05-11

**Beattie Rd. Assoc.
(Sub.)**

55-1-42.4

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE: 8/17/05

Map Number 634-05 City New Windsor
Section 55 Block 1 Lot 42.4 Town 1 Village 1

Title: Beattie R. Associates, LLC

Dated: 8/10/2005 Filed: 8/17/2005

Approved by: James Petro Jr.

on: Aug. 17, 2005

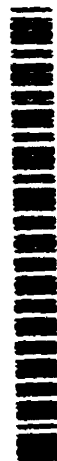
Record Owner: Beattie R.

DONNA L. BENSON
Orange County Clerk

4 sheets = \$40 total

05-11
02/26

RECORDED/FILED ORANGE COUNTY
BOOK 02005 PAGE 0639
08/17/2005/ 16:21:35
FILE NUMBER 2005008911
RECEIPT#462010 patti





McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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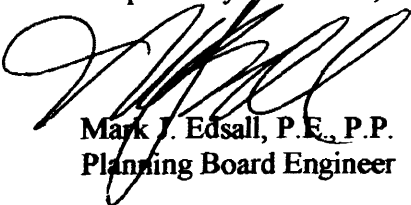
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: BEATTIE R. ASSOCIATES LLC MAJOR SUBDIVISION
(REAPPLICATION FORMER 02-36 APPLICATION)
PROJECT LOCATION: BEATTIE ROAD
SECTION 55 – BLOCK 1 – LOT 42.4
PROJECT NUMBER: 05-11
DATE: 22 JUNE 2005
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 103+
ACRE PARCEL (WHICH SPANS BEATTIE ROAD) INTO FIVE (5)
SINGLE-FAMILY RESIDENTIAL LOTS. THE APPLICATION WAS
PREVIOUSLY REVIEWED AT THE 11 MAY 2005 PLANNING BOARD
MEETING, AND IS BEFORE THE BOARD FOR A PUBLIC HEARING
AT THIS MEETING.

1. The property is located in the R-1 zoning district of the Town. The bulk information shown on the plan is correct for the zone and use. This application received extensive reviews as part of the previous application. The plans appear consistent with the previous reviews and percolation tests which were previously witnessed.
2. The Planning Board may wish to classify this action as an “unlisted action” under SEQRA, and consider a “negative declaration” of environmental significance, based on the information presented and reviewed.
3. If any concerns are identified as part of this hearing, I will be pleased to review same, as deemed appropriate by the board.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st NW05-11-22June05.doc

REGIONAL OFFICES

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

BEATTIE R. ASSOCIATES SUBDIVISION (05-11)

MR. PETRO: Proposed five lot residential subdivision. This is a public hearing, you know the drill. This application proposes the subdivision of 103 acre parcel into five single family residential lots. The application was previously reviewed at the 11 May, 2005 planning board meeting and is before the board for a public hearing at this meeting. We've seen this a lot of times more than what this says.

MR. EDSALL: That was under the old application.

MR. PETRO: But it was an old application and I think they filed deeds improperly and is that correct?

MR. EDSALL: Correct.

MR. PETRO: So we had a new application made and that's why we've seen this probably about ten times, but we have this is only reflecting the one time that you were here because you're brand new, correct?

MR. YOUNGBLOOD: Correct.

MR. PETRO: R-1 zoning district, bulk information shown on the plan is correct for the zone and use, this application received extensive reviews as part of previous application, and I guess that's where we're going to go. Why don't you tell us why just real briefly what you're doing there like we don't know and then we'll move on.

MR. YOUNGBLOOD: My name is William Youngblood, Youngblood Land Surveying, 2 Church Street, Harriman, New York. Our engineer is Mr. Robert Nickelson, this is again this is the same plan you folks have seen a number of times. Basically there's no, virtually no change to the plan.

MR. PETRO: Hold it up one second, I'm sorry for the interruption.

MR. YOUNGBLOOD: Again, this is basically there's no change to the plan, we did have some new application and some other paperwork, so on and so forth, again, this is 5 lot subdivision of a hundred some odd acres, there's 4 lots which are in an R-1 zone in excess of two acres, the balance would be into what we're calling lot 5, lot 5 is on both sides of Beattie Road, combined area somewhere in the area of 105 acres between both sides, lots 2 and 3 share a, they utilize an easement ingress egress easement to access the property, it was my understanding that the reason being is that if lot 5 in the rear was ever developed those easements would be abandoned and a public road would be installed, that was the thinking initially for that, I think there has been some correspondence either from the fire inspector or the Highway Department.

MR. PETRO: Fire inspector doesn't want it that way, I haven't talked to Mark yet, the feeling is if it's never built having those roads come out in the easement or it could be problem later, why not bring the driveways out to Beattie Road, and unless you can get an easement over that, Mark, how can we handle this?

MR. EDSALL: It's set up properly that the, the problem is that when they drafted the two easements, they appear as if they're property lines, they should be a dashed lines and called out as those two rectangular areas being easements through the large parcel.

MR. PETRO: Is that why John got confused?

MR. EDSALL: John is confused and the purpose, and why Mr. Kroll and I specifically asked for it this way is that we didn't want to in the future have a private road and two more driveways, we wanted to have either two paired driveways which if that ever happens they'll

end up as two paired driveways if there are further lots created these two will come off of the future private road.

MR. PETRO: What about the driveways exiting onto the private road?

MR. EDSALL: There's no private road at this point.

MR. PETRO: If there is--

MR. EDSALL: Correct.

MR. PETRO: Later the two driveways would exit into the private road are very very close to the main road and not have any room for stacking there.

MR. EDSALL: It's not that close and again, look, normally why you have a setback is because you have a cuing for a volume of traffic on a private road, the maximum number of lots is 6, so you really don't need the same length of spacing between a driveway and an intersection.

MR. PETRO: Sized for a town road at some point, is that 50 foot that easement going through?

MR. EDSALL: It's--

MR. YOUNGBLOOD: It's 25 foot, combined 50 feet.

MR. PETRO: Well, it could be a town road going back to the balance of the property.

MR. YOUNGBLOOD: Right, 50 foot wide right-of-way.

MR. PETRO: Let's assume it's going to be a Town road at some point, how far back are those driveways?

MR. EDSALL: These driveways are back 70 feet.

MR. PETRO: Okay, let's forget what I'm saying, I didn't realize it was that far back. Okay, what I want to do is--

MR. YOUNGBLOOD: Excuse me, I'll change the line type to a dashed line and I'll just make--

MR. PETRO: If it's just a matter of a typo, get it straight so the fire inspector can read it and evidently he read it and didn't know what you were trying to convey to him.

MR. YOUNGBLOOD: We'll show this as a dashed line rather than a solid so he's not confused and think that maybe that this parcel is owned in fee, in actuality this is an easement across lot 5 or lots 2 and 3.

MR. EDSALL: And the provisions in the easement are going to indicate that it's a permanent easement but that it would be extinguished if the private road was created and they'd have to access.

MR. PETRO: Should read private or Town road use that terminology cause I've had somebody in the office and they're already talking about buying the balance of the property, whatever that means and whatever is going on I don't know.

MR. YOUNGBLOOD: So private or Town road?

MR. PETRO: Yeah, why limit it to an easement. It could be a Town road if it's 50 foot. Okay, Myra, on the 8th day of June, 2005, 21 addressed envelopes went out carrying the notice of public hearing. If someone is here, would like to speak for or against this, be recognized by the Chair or just make a comment, come forward, state your name and address, keep in mind folks this is the second time we're having a public hearing for this exact same application. The reason

being again there's an old application, everything I said before that was we just couldn't continue with it so these gentlemen made a new application and we decided to have a second public hearing, that's why you may have gotten another notice and you already reviewed this once before. Is someone here who'd like to speak? Yes, sir?

MR. CULLEN: My name is Mike Cullen, I live at 454 Beattie Road adjacent to I think lot 4 proposed.

MR. PETRO: You were here at the other public hearing.

MR. CULLEN: Yes, I wanted to ask you is all of your board's decisions on this thing applicable to this? Will they hold true like we talked about preserving existing screening and that's between my lot and the proposed lot you said you'd have them put it in?

MR. PETRO: Whatever is on the plan will definitely hold true, they can't change the plan once they get in the field, we have the engineers are constantly reviewing it, the building inspectors and fire inspectors, if we say something here at the planning board level and it's not implemented on the plan, such as a note saying remaining vegetation to remain or existing that's what you're talking about the buffer that's up by the road going in I believe is that what I remember?

MR. CULLEN: Over here.

MR. PETRO: Is there a note?

MR. CULLEN: There's nothing there right now but I think in your last minutes you said okay, let's make sure that it's there.

MR. PETRO: That's another way if you're sharp enough to remember that and you come in and say well, let's

pull the plan out or pull the minutes out and say look, this is what's reflected in the minutes, that's ammunition, it's better to have it on the plan that they'd have one of those when they're building and they know instantly that's what we have to do, I do remember talking about that there was some natural growth there that we're going to maintain.

MR. CULLEN: Existing vegetation if you can preserve something like 25 foot vegetative.

MR. PETRO: They did that as a note.

MR. NICKELSON: Is that the vegetation?

MR. CULLEN: No, it's existing.

MR. YOUNGBLOOD: Okay, right now, we have a 40 foot side yard so clearly we couldn't put the building any closer than 40 feet but in addition to you'd like to have 20 foot or 25 foot vegetative buffer along the division line?

MR. PETRO: Twenty foot is fine, want to leave the people some yard.

MR. ARGENIO: Each side of lot 4.

MR. YOUNGBLOOD: Any problem, is that okay?

MR. CULLEN: Yes, can we call it undisturbed buffer?

MR. YOUNGBLOOD: You can call it a buffer, an easement.

MR. PETRO: Well, the people that are building it will be glad to leave it alone.

MR. YOUNGBLOOD: We're showing the clearing line here.

MR. PETRO: Just add a note just make it note number 6.

MR. CULLEN: Same thing with similar to street trees, there's a decent tree right near our shared boundary, I don't know if it will fall within the right-of-way of the road or on that person's property but it's a decent nice tree.

MR. PETRO: You have it in the 20 foot so it would be covered by the 20 foot.

MR. CULLEN: Good.

MR. PETRO: You agree it's in the 20 foot?

MR. YOUNGBLOOD: Yes.

MR. PETRO: I'm sure it's going to stay, they wouldn't cut it down unless they had to there anyway.

MR. YOUNGBLOOD: We're proposing the driveway over on this side and we performed a number of sight distance studies so we're happy with where the driveway position is, so I don't think we're going to put the driveway over here so I mean run the risk of disturbing that tree so we have gone through the site, everybody is comfortable with this, so I think where you see the proposed driveway entrances is where we're going to live with it.

MR. CULLEN: Can I feel the same comfort level of where the house is proposed?

MR. YOUNGBLOOD: Basically this house is what we'd call the building envelope, we can put the building based on the current zoning code anywhere within there, my guess just talking with the owner if anything we'd like to center it maybe move it a little bit closer to the road, give the owner a little more of a back yard if they wanted to put a pool.

MR. PETRO: It won't ever be closer than that line by your house.

MR. YOUNGBLOOD: I would believe that we'd probably center it if anything move it a little closer to the road, reduce the length of the highway and open up the back yard for recreation for the children.

MR. CULLEN: You're keeping the screening between us?

MR. YOUNGBLOOD: We won't get any closer than 40 and we'll add that buffer.

MR. CULLEN: I wasn't clear on the plans if you delineated both federal and state wetlands.

MR. YOUNGBLOOD: These wetlands are federal wetlands and those have been delineated to my knowledge there are no DEC wetlands on this property.

MR. CULLEN: Okay cause I had maps that showed otherwise but maybe not, I'm sorry, maybe not on this parcel, maybe on the whole.

MR. YOUNGBLOOD: Could have been further off if there was a DEC wetlands then we'd also have that as well as a hundred foot buffer and as far as our environmental review showed that there was federal wetlands on here.

MR. CULLEN: So you had your staff go out there and map it?

MR. YOUNGBLOOD: I have somebody on staff that's certified to delineate wetlands and there's a whole process they go through, they look at vegetation, they take borings and they check the modeling of the soil and they look at USGS maps to see whether or not if there's any streams, is it a tributary to a brook.

MR. CULLEN: I was just checking the erosion control I

didn't see any silt fences, will you use those?

MR. YOUNGBLOOD: Absolutely, generally what we do is if this plan is approved we'll prepare an individual plot plan or site plan for the individual site because these houses are just shown as being proposed generic homes and obviously might want something different, walk-out basement, garage under, whatever the case may be and at that time we'll do a site plan which will put the exact house that will be built, we'll show proposed grading based on the configuration of the house and at that time we'll show any silt fencing and erosion control and that would be on the plot plan or site plan that would be submitted to the building inspector for his review and approval.

MR. CULLEN: I just didn't see any erosion control.

MR. PETRO: When the building department gets involved you'll see that when they physically start that will be part of the process.

MR. CULLEN: That's good. Then can I see the first sheet this application is this separate from what's happening, no, it's not, I think there's, there was an existing barn here that's being demolished.

MR. YOUNGBLOOD: Right, what was indicated to me was that some concern from the adjoiningers and the neighbors that the barns are in disrepair, there's some concern about children getting in there and getting themselves hurt and so on and so forth and that was indicated to the owner, the owner took it upon themselves and agreed that they needed to come down, they're in disrepair.

MR. PETRO: Put a note on the plan to be removed.

MR. YOUNGBLOOD: They're in the process and pulled a demolition permit from the town to do so, so they're in the process of being--

MR. PETRO: Just add a note to be removed.

MR. CULLEN: I think that's a good idea perhaps eliminate.

MR. PETRO: To be removed, we have a course to take if it's not on the plan, we don't.

MR. CULLEN: My concern only is I hoped that it doesn't get buried because there's like a lot of metal in there, there's T.V.s, there's a soda machine, there's computers, there are propane tanks in there.

MR. PETRO: It's not going to get buried.

MR. CULLEN: I want to make sure it doesn't get buried.

MR. PETRO: Not anymore, years ago maybe.

MR. CULLEN: We're concerned about our water quality issues, okay, so that's on record, that stuff definitely won't be buried.

MR. PETRO: Cannot be buried.

MR. CULLEN: Thank you.

MR. PETRO: Anybody else on this application? Okay, let the minutes reflect there's no one else that wanted to speak.

MR. ARGENIO: Motion to close the public hearing.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Beattie Road Associates major subdivision. Any further discussion from the board members? If not,

roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I'd like to open it back up to the board for further comment. Mark, what do you have left on this?

MR. EDSALL: They've got a complete plan as far as I'm concerned, we have the two notes that you've discussed tonight and payment of fees, that's about it, there's no private roadwork to be done cause they're not creating that or a Town road now.

MR. PETRO: Motion for negative dec.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Beattie Road Associates major subdivision on Beattie Road. Is that why you named it Beattie Road?

MR. YOUNGBLOOD: It's actually Beattie R.

MR. PETRO: Just curious. Roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MASON	AYE

MR. KARNAVEZOS AYE
MR. ARGENIO AYE
MR. PETRO AYE

MR. PETRO: Looks like we're at the end of this one so what we're going to do is give you a final with the subject to, one will be to be removed on the barn that this gentleman was concerned about, you can't bury the debris, obviously, I know you know that and the other note which will be note number 6 stating that a 20 foot buffer line will be made on the east side of the entire property line for lot 4. So Mark, what else did you have?

MR. EDSALL: That's it.

MR. ARGENIO: Make a motion for final approval for Beattie R. Associates LLC major subdivision subject to the two items that the chairman just read into the minutes.

MR. SCHLESINGER: Second it.

MR. PETRO: Does R mean road?

MR. YOUNGBLOOD: I'm not sure, I assumed it was road.

MR. PETRO: Just kind of sounds like it, right? Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Beattie R. Associates major subdivision on Beattie Road with the subject-tos again that I put in. Any further comment from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER AYE
MR. MASON AYE
MR. KARNAVEZOS AYE
MR. ARGENIO AYE

MR. PETRO

AYE

MR. CULLEN: I forgot one little thing, how long like that large lot is there a time period before they can subdivide that now like two year window or something?

MR. EDSALL: If within three years they create a fifth lot that's less than five acres it becomes subject to review of the Orange County Health Department.

MR. CULLEN: Fifth lot that's major?

MR. BABCOCK: They can start tomorrow.

MR. CULLEN: They can start that subdivision process now?

MR. EDSALL: Yes, may mean they need health department approval for sanitariums but they can start tomorrow.

MR. CULLEN: Thank you.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/23/2005

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 5-11

NAME: BEATTIE R. ASSOCIATES, LLC PA2002-0925
APPLICANT: BEATTIE R. ASSOCIATES

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/17/2005	PLANS STAMPED	APPROVED
05/11/2005	P.B. APPEARANCE	LA: SCHED PH
04/26/2005	REAPPLICATION FROM 02-36	NEW FILE
	. ORIGINAL APPLICATION 02-36 WAS CLOSED DUE TO APPLICANT	
	. CREATING AN ILLEGAL SUBDIVISION BY DEED PRIOR TO APPROVAL OF	
	. PLANNING BOARD	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/25/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 5-11

NAME: BEATTIE R. ASSOCIATES, LLC PA2002-0925

APPLICANT: BEATTIE R. ASSOCIATES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/26/2005	REC. CK. #231	PAID		900.00	
05/11/2005	P.B. ATTY. FEE	CHG	35.00		
05/11/2005	P.B. MINUTES	CHG	11.00		
06/22/2005	P.B. ATTY. FEE	CHG	35.00		
06/22/2005	P.B. MINUTES	CHG	71.50		
07/25/2005	P.B. ENG. FEE	CHG	356.40		
07/25/2005	RET. TO APPLICANT	CHG	391.10		
		TOTAL:	900.00	900.00	0.00

7/25/05
L.R.

05-11
7/25/05

TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEE SCHEDULE

APPLICATION FEE: \$ 75.00

ESCROW:

RESIDENTIAL:

_____ LOTS @ \$200.00 EACH LOT (FIRST FOUR LOTS) \$ _____

_____ LOTS @ \$100.00 EACH LOT OVER FOUR LOTS \$ _____

COMMERCIAL:

_____ LOTS @ \$500.00 EACH LOT (FIRST FOUR LOTS) \$ _____

_____ LOTS @ \$200.00 EACH LOT OVER FOUR LOTS \$ _____

TOTAL ESCROW DUE: \$ _____

APPROVAL FEES:

PRE-PRELIMINARY PLAT APPROVAL \$ 100.00

PRELIMINARY PLAT APPROVAL \$ 150.00

FINAL PLAT APPROVAL FEE (\$100.00 + \$5.00/LOT) \$ 120.00

FINAL PLAT SECTION FEE \$ 100.00

TOTAL APPROVAL FEES: \$ 370.00

RECREATION FEES:

4 LOTS @ ^{2,000.00}~~\$1,500.00~~ / LOT \$ 8,000.00

TO BE DEDUCTED FROM ESCROW:

ESCROW POSTED: \$ _____

P.B. ENGINEER FEE \$ _____

P.B. ATTY. FEE \$ _____

MINUTES OF MEETING \$ _____

OTHER \$ _____

TOTAL DEDUCTION: \$ _____

REFUND: \$ _____

AMOUNT DUE: \$ _____

PERFORMANCE BOND AMOUNT \$ _____

INSPECTION FEE:

2% PRIVATE IMPROVEMENTS \$ _____

4% PUBLIC IMPROVEMENTS \$ _____

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/23/2005

PAGE:

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 5-11

NAME: BEATTIE R. ASSOCIATES, LLC PA2002-0925
APPLICANT: BEATTIE R. ASSOCIATES

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	04/26/2005	EAF SUBMITTED	04/26/2005	WITH APPLIC
ORIG	04/26/2005	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	04/26/2005	LEAD AGENCY DECLARED	05/11/2005	TOOK LA
ORIG	04/26/2005	DECLARATION (POS/NEG)	/ /	
ORIG	04/26/2005	SCHEDULE PUBLIC HEARING	05/11/2005	SCHED PH
ORIG	04/26/2005	PUBLIC HEARING HELD	/ /	
ORIG	04/26/2005	WAIVE PUBLIC HEARING	/ /	
ORIG	04/26/2005	PRELIMINARY APPROVAL	/ /	
ORIG	04/26/2005		/ /	
ORIG	04/26/2005	LEAD AGENCY LETTER SENT	/ /	

JUL-19-2005 10:44
AS OF: 07/19/2005

MC GOEY HAUSER EDSALL PC

845 567 3232 P.01/01

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSO

TASK: 8- 11

FOR WORK DONE PRIOR TO: 07/19/2005

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	DOLLARS BILLED	BALANCE
5-11	267860	03/15/05	TIME	MJE	MC	EMC/DIMARDO RE BEATT	99.00	0.20	19.80		
5-11	270635	04/04/05	TIME	MJE	MC	TC/DIMARDO RE BEATTI	99.00	0.30	29.70		
5-11	270637	04/04/05	TIME	MJE	MC	EMC RE BEATTIE RD	99.00	0.20	19.80		
5-11	272902	04/20/05	TIME	MJE	WS	BEATTIE ROAD SU	99.00	0.40	39.60		
5-11	275553	05/10/05	TIME	MJE	MC	BEATTIE R SUB	99.00	0.40	39.60		
5-11	282037	06/21/05	TIME	MJE	MR	BEATTIE R SUB	99.00	0.60	59.40		
5-11	282043	06/22/05	TIME	MJE	MR	BEATTIE R SUB	99.00	0.40	39.60		
5-11	282045	06/22/05	TIME	MJE	MC	BEATTIE R SUB/EMM	99.00	0.40	39.60		
5-11	284455	06/22/05	TIME	MJE	MM	Beattie R Assoc C/A	99.00	0.10	9.90		
								297.00			
5-11	281814	06/22/05			BILL 05-833					-148.50	
										-148.50	
5-11	284801	07/19/05	TIME	MJE	MC	Pin Rvw & closeout	99.00	0.60	59.40		
					TASK TOTAL			356.40		-148.50	207.90
									0.00		
					GRAND TOTAL			356.40		-148.50	207.90
									0.00		

ATT
MIRA

PB #05-11 appeal fee

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#696-2005

07/27/2005

Beattie Associates LLC

Received \$ 370.00 for Planning Board Fees, on 07/27/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/27/2005

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 5-11

NAME: BEATTIE R. ASSOCIATES, LLC PA2002-0925
APPLICANT: BEATTIE R. ASSOCIATES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/25/2005	4 LOT REC. FEE	CHG	8000.00		
07/25/2005	REC. CK. #262	PAID		8000.00	
		TOTAL:	8000.00	8000.00	0.00

Raj
7/27/05

Town of New Windsor

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on June 22, 2005 at 7:30 P.M. on the approval of the proposed Subdivision for BEATTIE R. ASSOCIATES SUBDIVISION (05-11) BEATTIE ROAD Proposed 5-lot residential subdivision Located at BEATTIE ROAD (Tax Map #Section 55, Block 1, Lot 424). Map of proposed project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Dated: May 24, 2005

BY ORDER OF
TOWN OF NEW WINDSOR
PLANNING BOARD
JAMES R. PETRO, JR.
CHAIRMAN

Ad Number: 1766378 Advertiser: NEW WINDSOR, TOWN

Phone: 8455634615 Sys No: 1194114 Caller: MYRA

INVOKING CUSTOMER:

Phone: 8455634615 Sys No: 1194114 AcctNo: P.O. No:

Name: NEW WINDSOR, TOWN Subscriber:

Address: ZONING AND PLANNING

555 UNION AVENUE

NEW WINDSOR NY 12553

ORDER:

Printed By: THRGALWSK Date: 06/06/2005 Assigned Sales: TownofNewWindsor LEGALNOTICE NOTICE ISH AdType: LINER Order Type: NORMAL

Manual Delay: Box No: Call Back: Y

NOTES:

Change Reason:

INSERTION:

Product: THH Paper: TH Class: 999X; LEGAL BILLING

Schedule: Start Date - 06/08/2005 End Date - 06/08/2005

Sort: TOWN OF NEW WINDSORLEGAL NOTICENOTICE IS

PRODUCTION:

Text Size: 2 x 25.00 ProdType: ENTERPRISE ColorNo: 0 Colors:

Tearsheets: 1 Proofs: 0 Affidavits: 1 Alt Addr: N

PRICING:

Price: 46.75 Payment Method: B1 Amount Paid: 0 Amount Owed: 46.75

PriceMethod: 0 (0=Normal, 1=User Net, 2=System Gross) Rate Code: LEL

For fields listed below 0 = NO 1 = YES

Till Forbid: 0 Mult. Content: 0

1/2

TIMES HERALD-RECORD

40 Mulberry Street, Middletown, NY 10940

State of New York:

County of Orange: ss:

Patricia Foddrill

Being duly sworn deposes and says that the ORANGE COUNTY PUBLICATIONS Division of Ottaway Newspapers-Radio, Inc. is a corporation organized under the laws of the State of New York and is, at all the times hereinafter mentioned, was the printer and publisher of The Times Herald-Record, a daily newspaper distributed in the Orange, Ulster, Rockland, Dutchess, Pike, PA, Delaware and Sullivan Counties, published in the English language in the City of Middletown, County of Orange, State of New York, that deponent is the

Legal Advertising Rep.

of said The Times Herald-Record acquainted with the facts hereinafter stated, and duly authorized by said Corporation to make this affidavit; that the

Public Notice

a true printed copy of which is hereunto annexed, has been duly and regularly published in the manner required by law in said The Times Herald-Record in each of its issues published upon each of the following dates, to wit: In its issues of

6/8/05

Signature of Representative:

Sworn in before me this 14

Day of June 2005

Carol M. Montana

Notary Public, Orange County

RECEIVED

JUN 16 2005

TOWN OF NEW WINDSOR
COMPTROLLER'S OFFICE

CAROL M. MONTANA
Notary Public, State of New York
Sullivan County Clerk's #2041
Commission Expires Dec. 12, 20 06



PROJECT: Beattie R. Assoc. Subdivision P.B. # 05-11

NEGATIVE DEC:

M) A S) 5 VOTE: A 5 N 0

CARRIED: Y ☒ N

CARRIED: Y N

M) A S) S VOTE: A 5 N 0 SCHEDULE P.H.: Y N

SEND TO DEPT. OF TRANSPORTATION: Y

RETURN TO WORK SHOP: Y N

M) AS) 5 VOTE: A 5 N 0 APPROVED: 6-22-05

CONDITIONS – NOTES:

Lines to be changed to clarify private road & driveway
Add to plan - screening note between cullex & new lot
20' wide vegetative buffer - east side of Lot #4

Ad note re: Demolition of barn on property

**PLANNING BOARD: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

-----X

In the Matter of the Application for Subdivision for:

BEATTIE R. ASSOCIATES, LLC P. B. #05-11

Applicant

**AFFIDAVIT OF
SERVICE
BY MAIL**

STATE OF NEW YORK)

) SS:

COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the **8TH** day of JUNE, 2005, I compared the 21 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for site plan/subdivision/special permit/lot line change approval and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra Mason

Myra L. Mason, Secretary

8th day of June, 2005

J. A. Meador (Gallagher)
Notary Public

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/ 2006



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-3101

Assessors Office

May 23, 2005

Beattie Associates, LLC
16 N. Main Street – Suite 141
New City, NY 10956

Re: 55-1-42.4 PB#: 05-11 (21)

To Whom It May Concern:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/tmp
Attachments

CC: Myra Mason, Planning Board

55-1-25.2
Mary Roche
Mary & Louise Jezik
2 Gerstein Dr.
Croton-on-Hudson, NY 10520

55-1-26 & 55-1-27
Henry & Margaret Jezik
Mary Roche, Mary & Louise Jezik
35-12 29th St.
Astoria, NY 11106

55-1-28
Agnes Hornacek & Ellen Joyce
23-25 127th Street
College Point, NY 11356

55-1-31
Associates at the Palm, LLC
2 North Midland Avenue
Nyack, NY 10960

55-1-35
James & Ann K. Galante
480 Beattie Rd.
Rock Tavern, NY 12575

55-1-36
Barry D. & Robin A. Gershowitz
472 Beattie Rd.
Rock Tavern, NY 12575

Deborah Green, Town Clerk
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Mark J Edsall, P.E.
McGoey & Hauser Consulting Engineers
33 Airport Center Drive – Suite 202
New Windsor, NY 12553

55-1-42.1 & 55-1-42.2
Charles H. Jr. & Theresa A. Denny
13 Broad St.
New Windsor, NY 12553

55-1-42.3
Arthur E. & Ann Pagliaro
443 Beattie Rd.
Rock Tavern, NY 12575

55-1-43.2
Robert W. Minard
P.O Box 326
Clintondale, NY 12515

55-1-60
Diana H. & Margaret Duskin
P.O Box 268
Washingtonville, NY 10992

55-1-37
Dominick & Diane L. Splendorio
466 Beattie Rd.
Rock Tavern, NY 12575

55-1-66
William L. & Eileen R. Gamble
377 Beattie Rd.
Rock Tavern, NY 12575

Andrew Krieger, Esq.
219 Quassaick Avenue
New Windsor, NY 12553

55-1-41
Michael T. Cullen
454 Beattie Rd.
Rock Tavern, NY 12575

55-1-34
R&C Mulligan Corp.
508 Beattie Rd.
Rock Tavern, NY 12575

55-1-39 & 55-1-40
Patricia Cullen Chippendale
& Paul Chippendale
458 Beattie Rd.
Rock Tavern, NY 12575

55-1-38
Robin Berry
462 Beattie Rd.
Rock Tavern, NY 12575

55-1-146
Henry B. & Elizabeth Ann Van Leeuwen
345 Beattie Rd.
Rock Tavern, NY 12575

George J Meyers, Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

James Petro, Chairman
Planning Board
555 Union Avenue
New Windsor, NY 12553

TRANSMITTAL SHEET FOR:

TOWN OF NEW WINDSOR
PLANNING BOARD

MYRA MASON, SECRETARY

E-MAIL: mmason@town.new-windsor.ny.us

(845) 563-4615

FAX: (845) 563-4689

TO: TIMES HERALD RECORD – LEGAL ADS (PATRICIA FODDRILL)

FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD

DATE: MAY 24, 2005

SUBJECT: PUBLIC HEARING NOTICE P.B. # 05-11

PLEASE PUBLISH THE ATTACHED NOTICE OF PUBLIC HEARING IN YOUR

JUNE 8TH, 2005 ISSUE OF THE TIMES HERALD RECORD.

IN LIGHT OF THE FACT THAT WE MUST COLLECT THE COST OF THE AD FROM THE APPLICANT, PLEASE ADVISE AS TO ANY CHARGES BEING BILLED TO THE TOWN OF NEW WINDSOR FOR THIS AD AS SOON AS POSSIBLE.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT ME AT THE ABOVE PHONE NUMBER.

THANK YOU,

MYRA MASON

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on **JUNE 22, 2005** at 7:30 P.M. on the approval of the proposed Subdivision for **BEATTIE R. ASSOCIATES SUBDIVISION (05-11) BEATTIE ROAD**

Proposed 5-lot residential subdivision

Located at **BEATTIE ROAD** (Tax Map #Section **55**, Block **1**, Lot **42.4**) . Map of the proposed project is on file and may be inspected at the **Planning Board Office**, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: MAY 24, 2005

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman

TOWN OF NEW WINDSOR

REQUEST FOR NOTIFICATION LIST

DATE: 05-16-2005 PROJECT NUMBER: ZBA# _____ P.B. # 05-11

APPLICANT NAME: BEATTIE R. ASSOCIATES

PERSON TO NOTIFY TO PICK UP LIST:

BEATTIE R. ASSOCIATES, LLC.
16 N. MAIN ST. - SUITE 141
NEW CITY, NY 10956

TELEPHONE: 201-739-2828

TAX MAP NUMBER:	SEC. <u>55</u>	BLOCK <u>1</u>	LOT <u>42.4</u>
	SEC. _____	BLOCK _____	LOT _____
	SEC. _____	B LOCK _____	LOT _____

PROPERTY LOCATION: BEATTIE ROAD
NEW WINDSOR

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: XXX

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) XXX

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT) _____

❖ ❖

NEW WINDSOR ZONING BOARD _____

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT _____

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 233

TOTAL CHARGES: _____

**PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553**

Appl No: 5-11

File Date: 04/26/2005

SEC-BLK-LOT: 55-1-42-4

Project Name: BEATTIE R. ASSOCIATES, LLC PA2002-0925

Type: 1

Owner's Name: BEATTIE R. ASSOCIATES, LLC.

Phone: (201) 739-2828

Address: 16 N. MAIN ST. SUITE 141, NEW CITY, NY 10956

Applicant's Name: BEATTIE R. ASSOCIATES

Phone: (201) 739-2828

Address: 16 N. MAIN ST. SUITE 141, NEW CITY, NY 10956

Preparer's Name: ROBERT NICHOLSON, P.E.

Phone: (631) 647-5707

Address: 403 ASHAROKEN BLVD. BAY SHORE, NY 11706

Proxy/Attny's Name: ROBERT DI NARDO

Phone: (845) 778-2121

Address: 158 ORANGE AVE - WALDEN, NY

Notify: GEORGIA MERKEL FAX 201-786-9075

Phone: (201) 739-2828

Location: BEATTIE ROAD (BOTH SIDES)

Acreage	Zoned	Prop-Class	Stage	Status
85.000	R-1	0		0
Printed-on	Schl-Dist	Sewr-Dist	Fire-Dist	Light-Dist
05/16/2005	WASH			

Appl for: 5 LOT RESIDENTIAL SUBDIVISION

Addl Municipal Services:

Streets:

Water:

Sewer:

Garbage:



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: E 911 COORDINATOR

P.B. FILE #05-11 DATE RECEIVED: 04-25-05 TAX MAP #55-1-42.4

PLEASE RETURN COMPLETED FORM TO MYRA
BY: A.S.A.P. TO BE ON AGENDA FOR THE PUBLIC HEARING ON 6-22-05
PLANNING BOARD MEETING.

THE MAPS AND/OR PLANS FOR:

BEATTIE R. ASSOCIATES

Applicant or Project Name

SITE PLAN _____, SUBDIVISION XXX, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ APPROVED:

Notes: _____

☒ DISAPPROVED:

Notes: LOT # 2 and Lot #3 MUST HAVE
DRIVEWAY ACCESS TO BEATTIE ROAD + NOT
A FUTURE TO BE CONSTRUCTED PRIVATE
ROAD OR RIGHT OF WAY (OR) CONSTRUCT PRIVATE
ROAD + GIVE NAME

Signature: [Signature] 6/20/05
Reviewed by _____ date _____
for approval

BEATTIE_ROAD_ASSOCIATES_SUBDIVISION_(05-11)

Mr. Robert Nickelson appeared before the board for this proposal.

MR. PETRO: Proposed four lot residential subdivision. This application proposes subdivision of 103 acre parcel into five single family lots. Property is R-1 zone of the Town, bulk information shown on the plan is correct for the zoning use, this application received extensive reviews as part of a previous application, percolation tests were already witnessed, planning board may wish to assume lead agency, mandatory public hearing for a major subdivision. Bring us up to date with this one. Where is this?

MR. NICKELSON: We're done, I think we're done at this point and it's almost ready to go.

MR. PETRO: So you have nothing else to add?

MR. NICKELSON: No.

MR. EDSALL: It's ready for the mandatory public hearing.

MR. PETRO: Let's do a motion for lead agency.

MR. ARGENIO: I'll make the motion.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Beattie Road Associates major subdivision. Any further discussion from the board members? If not, roll call.

ROLL CALL

May 11, 2005

26

MR. MASON	AYE
MR. MINUTA	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: I guess these perc tests were witnessed and the information is on the map and I think we're going to just authorize a public hearing and then we'll go over it at that time cause there's no other bullets, I guess we've seen it a number of times.

MR. ARGENIO: I'll make a motion we schedule the public hearing for Beattie Road Associates major subdivision.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board have a public hearing and authorize the public hearing for the Beattie Road Associates LLC major subdivision. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. MINUTA	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: We'll have a public hearing and go from there, check in with Myra and she'll give you the dates and times. Thank you very much.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: BEATTIE R. ASSOCIATES LLC MAJOR SUBDIVISION
(REAPPLICATION FORMER 02-36 APPLICATION)
PROJECT LOCATION: BEATTIE ROAD
SECTION 55 – BLOCK 1 – LOT 42.4
PROJECT NUMBER: 05-11
DATE: 11 MAY 2005
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 103+
ACRE PARCEL (WHICH SPANS BEATTIE ROAD) INTO FIVE (5)
SINGLE-FAMILY RESIDENTIAL LOTS.

1. The property is located in the R-1 zoning district of the Town. The bulk information shown on the plan is correct for the zone and use. Each lot
2. This application received extensive reviews as part of the previous application. Percolation tests were already witnessed.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board should consider authorizing the mandatory Public Hearing for this Major Subdivision, as required under Section 257-13 (A) of the Subdivision Regulations.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW05-11-11May05.doc

REGIONAL OFFICES

- 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •



PROJECT: Beattie R. Assoc. P.B. # 05-11

NEGATIVE DEC:

M)____S)____VOTE: A____N____
CARRIED: Y____N____

M) A S) S VOTE: A 5 N 0
CARRIED: Y ✓ N

PUBLIC HEARING: **WAIVED:** No **CLOSED:**

M) A S) 5 VOTE: A 5 N 0 SCHEDULE P.H.: Y ☒ N ☐

SEND TO O.C. PLANNING: Y____
SEND TO DEPT. OF TRANSPORTATION: Y____

REFER TO Z.B.A.: M)____ S)____ VOTE: A____ N____

RETURN TO WORK SHOP: Y___N___

M)____S)____ VOTE:A____N____ APPROVED:_____

NEED NEW PLANS: Y____N____

CONDITIONS – NOTES:

[illegible]

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#386-2005

04/26/2005

Beattie R. Associates LLC *P.B. #05-11*

Received \$ 150.00 for Planning Board Fees, on 04/26/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/26/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 5-11

NAME: BEATTIE R. ASSOCIATES, LLC PA2002-0925
APPLICANT: BEATTIE R. ASSOCIATES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/26/2005	REC. CK. #231	PAID		900.00	
		TOTAL:	0.00	900.00	-900.00

✓ Paid
4/26/05



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**

33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mhenry@mhepc.com

☐ **Regional Office**

507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:

mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

100-3

TOWN / VILLAGE OF: New Windsor

P/B APP. NO.: _____

WORK SESSION DATE: 20 April 2005

PROJECT: NEW ☒ OLD _____

REAPPEARANCE AT W/S REQUESTED: NO

RESUB. REQ'D: submitted reapp

PROJECT NAME: Beattie Rd Sh.

Beattie R. Assoc.

REPRESENTATIVES PRESENT: Georgia

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER
P/B CHMN

☒

FIRE INSP. _____
PLANNER _____
OTHER _____

ITEMS DISCUSSED:

- Came in to see you
left package plus
new checker (new app)
She will call you to work
at clearing old app.
and get you checker

STND CHECKLIST:

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____

(Streetlights)

LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

APPROVAL BOX _____

PROJECT STATUS:

ZBA Referral: _____ Y _____ N

Ready For Meeting _____ Y _____ N

Recommended Mtg Date _____

PROJECT
TYPE

SITE PLAN

SPEC PERMIT

L L CHG.

☒ SUBDIVISION

OTHER

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

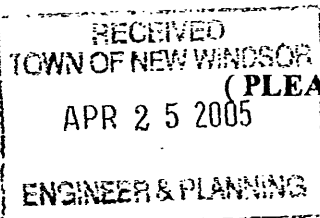
Subdivision ☒ Lot Line Change ☐ Site Plan ☐ Special Permit ☐

Tax Map Designation: Sec. 55 Block 1 Lot 42.4

BUILDING DEPARTMENT PERMIT NUMBER PA 2002 - 0925

1. Name of Project Beattie R. Assoc., LLC
2. Owner of Record Beattie R. Assoc., LLC Phone 201-739-2828 (cell)
Address: 16 N. Main St, Suite 141, New City NY 10956
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant Beattie R. Assoc. Phone 201-739-2828 (cell)
Address: 16 N. Main St, Suite 141, New City NY 10956
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan Robert Nicholson, P.E. Phone 631-647-5707
Address: 403 Asharoken Blvd, Bay Shore NY 11706
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney Robert Di Nardo - Jacobowitz & Auditz, LLP Phone 845-778-3121
Address: 158 Orange Ave, Walden, NY 12586
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:
Georgia Merke 201-739-2828 201-786-9075
(Name) (Phone) (fax)
7. Project Location: On the both sides side of Beattie Road
(Direction) (Street)
8. Project Data: Acreage 85+ - Zone R-1 School Dist. Washingtonville

PAGE 1 OF 2



(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

05-11

9. Is this property within Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No _____

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) 5 lot sub-division for residential homes -

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no ☒

12. Has a Special Permit previously been granted for this property? yes _____ no ☒

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

20th DAY OF April 2005

Luigia Herdel
(OWNER'S SIGNATURE)

(AGENT'S SIGNATURE)

Denise Paolillo
NOTARY PUBLIC

DENISE PAOLILLO Please Print Agent's Name as Signed
Notary Public, State of New York
No. 01PA8032473
Qualified in Rockland County
Commission Expires Aug. 23, 2006

TOWN USE ONLY OF NEW WINDSOR

APR 25 2005

DATE APPLICATION RECEIVED

05-11

APPLICATION NUMBER

IF APPLICABLE "XX"

**This form to be completed only if you answer "yes" to question #9 on the application form.

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

Beattie B. Assoc., LLC

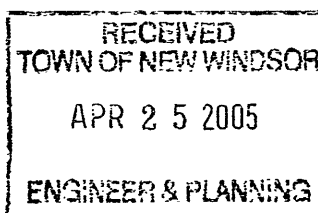
2. Description of proposed project and its locations:

5 lot sub-division (minor) - residential
homes

3. Name and address of any owner of land within the Agricultural District:

4. Name and address of any owner of land containing farm operations located within 500 feet of the boundary of the subject property.


5. A map is submitted herewith showing the site of the proposed project relative to the location of farm operations identified in this statement.

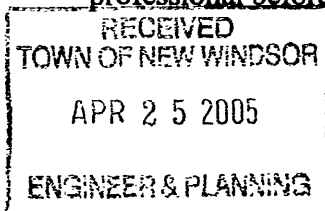


05-11

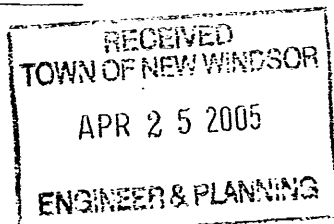
**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. _____ Name and address of Applicant.
 - * 2. _____ Name and address of Owner.
 3. _____ Subdivision name and location
 4. _____ **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**
- SAMPLE:** 
5. _____ Tax Map Data (Section, Block & Lot).
 6. _____ Location Map at a scale of 1" = 2,000 ft.
 7. _____ Zoning table showing what is required in the particular zone and what applicant is proposing.
 8. _____ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
 9. _____ Date of plat preparation and/or date of any plat revisions.
 10. _____ Scale the plat is drawn to and North arrow.
 11. _____ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
 12. _____ Surveyor's certificate.
 13. _____ Surveyor's seal and signature.
 14. _____ Name of adjoining owners.
 15. _____ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
 - * 16. _____ Flood land boundaries.
 17. _____ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.



18. _____ Final notes and bounds.
19. _____ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. _____ Include existing or proposed easements.
21. _____ Right-of-way widths.
22. _____ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. _____ Lot area (in square feet for each lot less than 2 acres).
24. _____ Number the lots including residual lot.
25. _____ Show any existing waterways.
- *26. _____ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. _____ Applicable note pertaining to owner's review and concurrence with plat together with owners signature.
28. _____ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. _____ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. _____ Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. _____ Provide A septic system design notes as required by the Town of New Windsor.
32. _____ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. _____ Indicate percentage and direction of grade.
34. _____ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. _____ Indicate location of street or area lighting (if required).



REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. _____ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. _____ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES TO THE BEST OF MY KNOWLEDGE.



Licensed Professional

Date

4/20/05

⌘ ⌘ ⌘

PLEASE NOTE:

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

TOWN OF NEW WINDSOR

APR 25 2005

ENGINEER & PLANNING

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR BEATTIE R. ASSOC. LLC	2. PROJECT NAME BEATTIE R. ASSOC.
3. PROJECT LOCATION: Municipality NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: minor sub-division - 5 lots - residential	
7. AMOUNT OF LAND AFFECTED: Initially 10+ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Georgia Merkel	Date: 4/19/05
Signature: [Signature]	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

APR 25 2005

OVER

ENGINEER & PLANNING

05-11

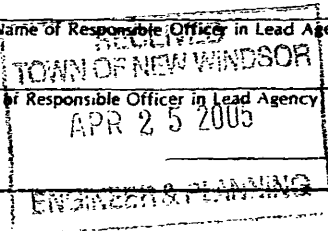
PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (If different from responsible officer)
_____ Date	



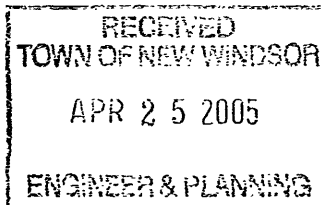
REC'D
"XX"

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.



05-11

FOR OFFICIAL USE ONLY

Permit No. _____

Fee Received _____ Date _____

_____ of _____

County, New York

Permit Application for Development
in
Flood Hazard Areas

A. General instructions page 4 (Applicant to read and sign)

B. For assistance in completing or submittal of this application contact:

_____, Floodplain Administrator,
(Name)

(Address)

_____, NY () _____ - _____

1. Name and Address of Applicant

(First Name) (MI) (Last Name)

Street Address: _____

Post Office: _____ State: _____ Zip Code: _____

Telephone: () _____ - _____

2. Name and Address of Owner (If Different)

(First Name) (MI) (Last Name)

Street Address: _____

Post Office: _____ State: _____ Zip Code: _____

Telephone: () _____ - _____

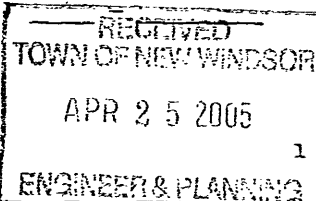
3. Engineer, Architect, Land Surveyor (If Applicable)

(First Name) (MI) (Last Name)

Street Address: _____

Post Office: _____ State: _____ Zip Code: _____

Telephone: () _____ - _____



05-11

PROJECT LOCATION

Street Address: BEATTIE ROAD
NEW WINDSOR

Tax Map No. (5)55 (B) 1
(L) 42.4

Name of, distance and direction from nearest intersection or other landmark

Name of Waterway: _____

PROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)

Structures

____ New Construction
____ Addition
____ Alteration
____ Relocation
____ Demolition
____ Replacement

Structure Type

____ Residential (1-4 family)
____ Residential (More than 4 family)
____ Commercial
____ Industrial
____ Mobile Home (single lot)
____ Mobile Home (Park)
____ Bridge or Culvert

Estimated value of improvements if addition or alteration: _____

Other Development Activities

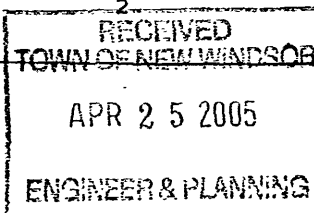
____ Fill ____ Excavation ____ Mining ____ Drilling ____ Grading
____ Watercourse alteration ____ Water System ____ Sewer System
____ Subdivision (New) ____ Subdivision (Expansion)
____ Other (Explain)

CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomsoever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

4/20/05
Date

Angus Merkel
Signature of Applicant



05-11

_____ of _____
Flood Hazard Development Permit

Administrative Action
Completed by Floodplain Administrator

Proposed project located in _____ "A" zone with elevation
_____ "A" zone without elevation
_____ Floodway
_____ Coastal High Hazard Area (V-Zone)

Base flood elevation at site is _____

Source documents: _____

PLAN REVIEW

Elevation to which lowest floor is to be elevated _____ ft. (NGVD)
Elevation to which structure is to be floodproofed _____ ft. (NGVD)
Elevation to which compacted fill is to be elevated _____ ft. (NGVD)

ACTION

- _____ Permit is approved, proposed development in compliance with applicable floodplain management standards.
- _____ Additional information required for review. Specify: (i.e., encroachment analysis)

- _____ Permit is conditionally granted, conditions attached.
- _____ Permit is denied. Proposed development not in conformance with applicable floodplain management standards. Explanation attached. A variance, subject to Public Notice and Hearing, is required to continue project.

Signature _____ Date _____
(Permit Issuing Officer)

This permit is valid for a period of one year from the above date of approval.

BUILDING CONSTRUCTION DOCUMENTATION

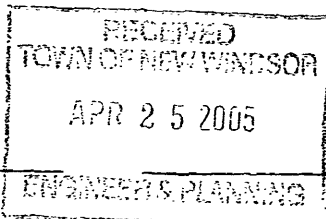
The certified "As Built" elevation of lowest floor (including basement) of structure is _____ ft. NGVD.

Certification of registered professional engineer, land surveyor or other recognized agent, documenting these elevations is attached.

CERTIFICATE OF OCCUPANCY/COMPLIANCE

Certificate of Occupancy and/or Compliance Issued:

Date _____ Signature _____



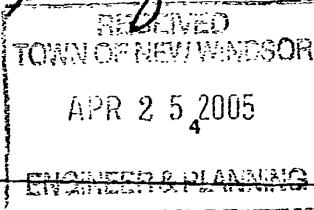
_____ of _____
_____ County, New York

Development in Flood Hazard Areas
Instructions

1. Type or print in ink
2. Submit _____ copies of all papers including detailed construction plans and specifications.
3. Furnish plans drawn to scale, showing nature, dimension and elevation of area in question; existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically the following is required: (A) NGVD (Mean Sea Level) elevation of lowest floor including basement of all structures; (B) description of alterations to any watercourse; (C) statement of techniques to be employed to meet requirements to anchor structures, use flood resistant materials and construction practices; (D) show new and replacement potable water supply and sewage systems will be constructed to minimize flood damage hazards; (E) Plans for subdivision proposal greater than 50 lots or 5 acres (whichever is least) must provide base flood elevations if they are not available; (F) Additional information as may be necessary for the floodplain administrator to evaluate application.
4. Where a non-residential structure is intended to be made watertight below the base flood level, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of the local floodplain management regulations.
5. No work on the project shall be started until a permit has been issued by the floodplain administrator.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory compliance.
7. Applicant will provide all required elevation certifications and obtain a certificate of compliance prior to any use or occupancy of any structure or other development.

Applicant's signature

[Signature] Date 4/20/05



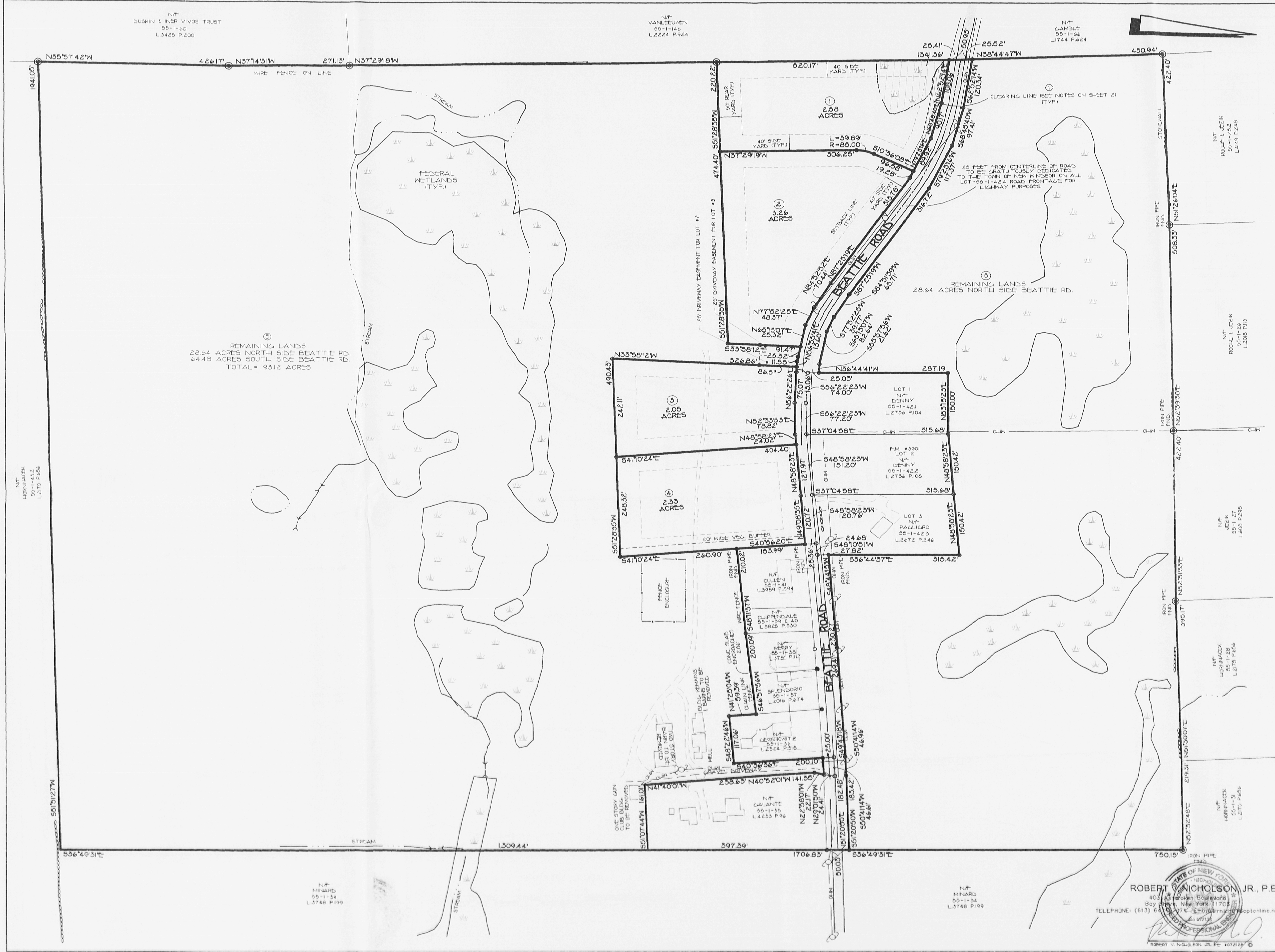
05-11

CERTIFICATE OF COMPLIANCE
for
FLOODPLAIN DEVELOPMENT

<p>_____ of _____ County, N.Y.</p> <p>(Applicant shall fill in all pertinent information in Section A including 1 or 2)</p>	
<p>SECTION A</p> <p>Premises location _____</p> <p>_____</p> <p>_____</p> <p>Applicant Name & Address _____</p> <p>_____</p> <p>_____</p> <p>Telephone No. _____</p>	<p>Permit No. _____</p> <p>Variance No. _____</p> <p>Date _____</p> <p style="text-align: center;">CHECK ONE</p> <p>New Building _____</p> <p>Existing Building _____</p> <p>Other (List) _____</p> <p>_____</p>
<p>1. I certify that I have completed the above project in accordance with the Community's floodplain management regulations and have met all the requirements which were conditions of my permit. I now request completion of this Certificate of Compliance by the program administrator.</p> <p style="text-align: right;">Signed _____</p> <p style="text-align: right;">Date _____</p> <p>2. I certify that I have completed the above project in accordance with conditions of variance number _____, dated _____ to the Community's floodplain management regulations and have met all requirements which were a condition of the variance. I now request completion of this certificate of compliance by the program administrator.</p> <p style="text-align: right;">Signed _____</p> <p style="text-align: right;">Date _____</p>	
<p>SECTION B (Local Administrator will complete, file, and return a copy to the applicant.)</p> <p>Final Inspection Date _____ by _____</p> <p style="text-align: center;">This certifies that the above described floodplain development complies with requirements of Flood Damage Prevention Local Law No. _____, or has a duly granted variance.</p> <p style="text-align: right;">Signed _____ (Local Administrator)</p> <p style="text-align: right;">Date _____</p> <p>Supporting Certifications: Floodproofing, elevation, hydraulic analysis, etc; (List).</p> <p>_____</p> <p>_____</p>	

RECEIVED
TOWN OF NEW WINDSOR
APR 25 2005
ENGINEER & PLANNING

05-11



NOTES:

1. THIS IS A SUBDIVISION OF SECTION 55, BLOCK 1, LOT 42.4 AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS.
2. AREA OF TRACT: 4.893,062 SQ. FT. 112.3292 ACRES
3. ZONE: RESIDENTIAL
4. NUMBER OF LOTS: 5
5. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 259N OF THE GENERAL MUNICIPAL LAW.

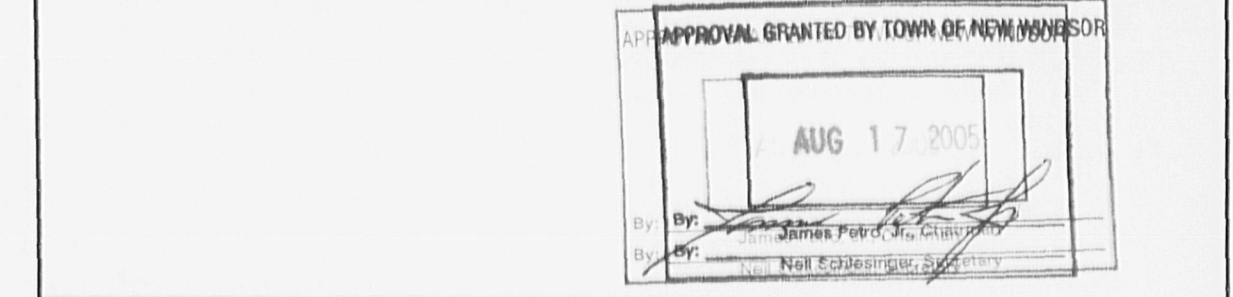
SURVEY NOTES:

1. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS/HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
2. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
4. REFERENCE: A MAP ENTITLED, 'SUBDIVISION FOR RATMOND MULLIGAN', AS FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 19, 1976 AS MAP NO. 3901.

REFERENCE: A MAP ENTITLED, 'BEATTIE R. ASSOCIATES, LLC SUBDIVISION PLAN' AS PREPARED BY LANDTECH ENGINEERING & CONSULTING, PLLC, DATED 7/30/04.

REFERENCE: DEED LIBER 11325 AT PAGE 493, ADJOINERS AS NOTED.

5. SUBJECT TO AN ACCURATE AND UP TO DATE TITLE REPORT.
6. SUBJECT TO ANY EASEMENTS OR AGREEMENTS OF RECORD, IF ANY.



REVISIONS	
1. ORIG. PREP. 1/05	UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 259N OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT BEARING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, MUNICIPAL, OR LAND TRANSACTION OR FILING WITH ANY PUBLIC AGENCY OR OFFICE IS AN ILLEGAL AND A VIOLATION OF FEDERAL COPYRIGHT LAWS.
2. SIGHT DIST. & DRIVE 2/3, 2/28/05	
3. REV. PER PLANNING BOARD COMMENTS 6/30/05	
4. REV. TEXT, NOTES. 8/1/05	
5. REV. TEXT, NOTES. 8/10/05	

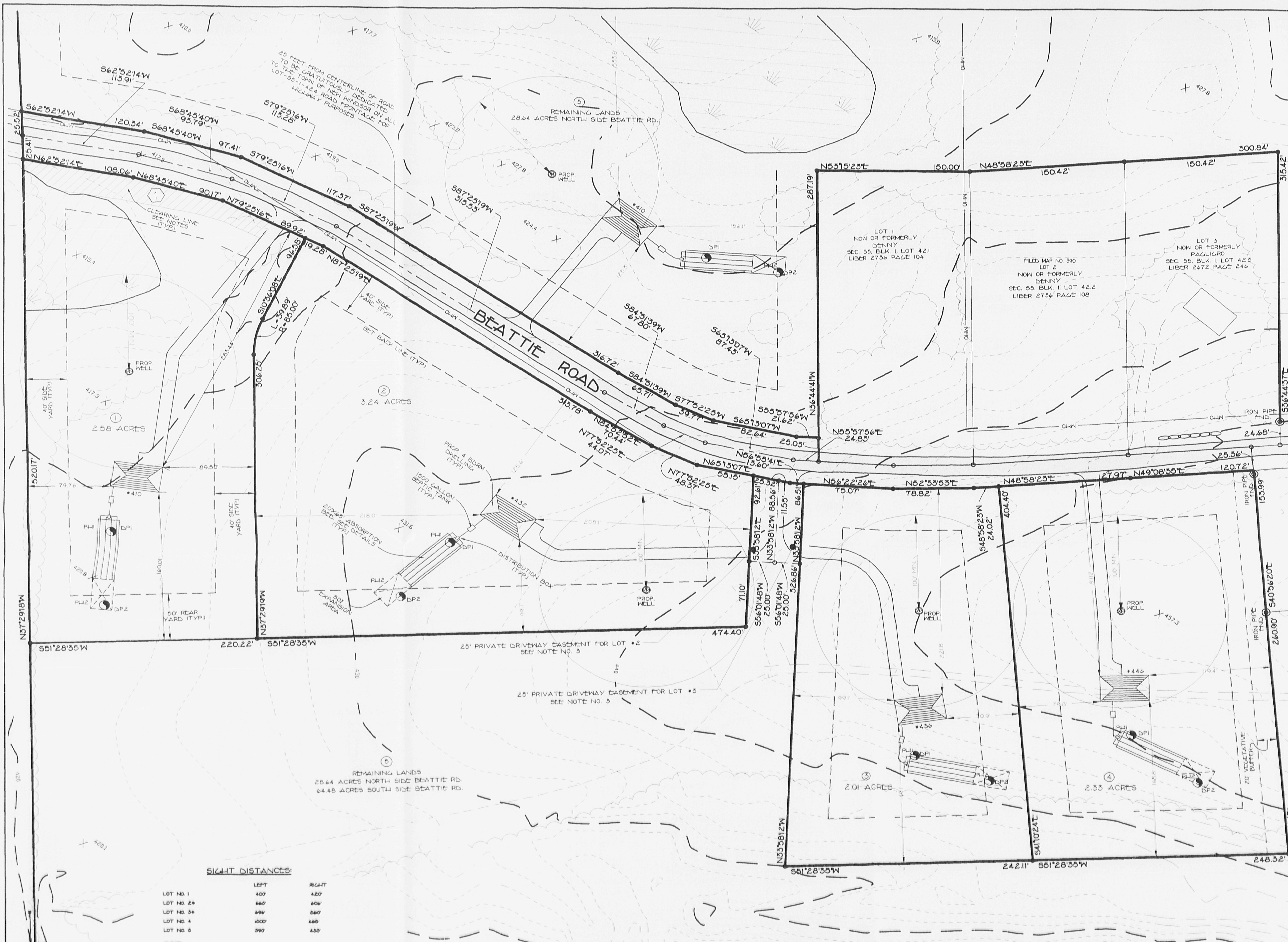
SUBDIVISION OF
BEATTIE R. ASSOCIATES, LLC
LOCATED IN
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

WILLIAM D. YOUNGBLOOD
SURVEYING, P.C.
LAND SURVEYORS AND LAND PLANNERS
364 ROUTE 59
MONSEY, NY 10952
TEL: (845) 357-8188
FAX: (845) 357-8144

2 CHURCH STREET
P.O. BOX 818
HARRISMAN, NY 10926
TEL: (845) 782-8543
FAX: (845) 782-5901

YOUNGBLOODSURVEYING@AOL.COM

0-3154
FEB. 10, 2005
1"=100'
1 OF 4



BULK REQUIREMENTS		ZONE R-1: RURAL RESIDENTIAL				
MINIMUM REQUIREMENTS		PROPOSED				
		LOT #1	LOT #2	LOT #3	LOT #4	LOT #5
LOT SIZE	80,000 SQUARE FEET	112,375.2 ±	141,275.7 ±	87,866.3 ±	101,684.5 ±	4,576,738.0 ± (105.2 ACRE)
NET AREA	48,000 SQUARE FEET	103,909.3 ±	"	"	"	2,482,920.00 ± (57.0 ACRE)
LOT WIDTH	175'	264.5'	521.2'	196.6'	248.5'	850.7'
STREET FRONTAGE	70'	288.2'	477.2'	177.9'	248.7'	861.6'
FRONT SETBACK	45'	283.4'	125.6'	221.8'	211.6'	125.3'
SIDE SETBACK	40'	79.8'	208.1'	71.9'	79.8'	156.1'
BOTH SIDE SETBACK	80'	169.3'	426.1'	171.0'	199.2'	744.3'
REAR SETBACK	50'	160.0'	99.7'	149.1'	168.8'	533.8'
MAX. BLDG. HEIGHT	35'	35'	35'	35'	35'	35'
MIN. LIV. AREA	1200 SF.	1440 SF.	1440 SF.	1440 SF.	1440 SF.	1440 SF.
DEVELOPMENTAL COVERAGE	20%	4.56%	2.83%	4.43%	4.67%	0.09%

TEST PIT / PERCOLATION DATA					
LOT#1	LOT#2	LOT#3	LOT#4	LOT#5	
0' TO 0'11"	ORGANIC TOPSOIL	0' TO 0'8"	ORGANIC TOPSOIL	0' TO 1'0"	ORGANIC TOPSOIL
0'11" TO 6'0"	SILT & FINE SAND	0'8" TO 5'7"	SILT & FINE SAND	1'0" TO 6'4"	SILT & FINE SAND
6'0" TO 8'0"	COURSE SAND FEW ROCKS	5'7" TO 8'0"	COURSE SAND FEW ROCKS	6'4" TO 8'0"	COURSE SAND FEW ROCKS
PH1	5/18/04	5/26/04	5/18/04	5/18/04	6/8/04
R1 2:46 - 3:00 -14MIN	R1 1:39 - 1:56 -17MIN	R1 11:26 - 11:34 -8MIN	R1 9:49 - 10:03-14MIN	R1 8:10 - 8:32-22MIN	
R2 3:08 - 3:24 -16MIN	R2 2:43 - 3:04 -21MIN	R2 11:34 - 11:44-10MIN	R2 10:05 - 10:29-24MIN	R2 8:34 - 8:57-23MIN	
R3 3:27 - 3:43 -16MIN	R3 3:05 - 3:33 -28MIN	R3 11:47 - 11:57-10MIN	R3 10:30 - 10:59-29MIN	R3 8:58 - 9:34-36MIN	
R4 3:44 - 4:01 -17MIN	R4 3:34 - 4:02 -28MIN	R4 1:31 - 1:48 -17MIN	R4 11:00 - 11:28-28MIN	R4 9:35 - 10:05-30MIN	
PH2		PH2	PH2	PH2	
R1 3:10 - 3:18 -8MIN	R1 8:26 - 8:44 -18MIN	R1 11:27 - 11:41-14MIN	R1 9:50 - 10:05-15MIN	R1 9:22 - 9:46-24MIN	
R2 3:18 - 3:30 -12MIN	R2 8:45 - 9:04 -19MIN	R2 11:41 - 12:02-21MIN	R2 10:06 - 10:24-18MIN	R2 9:48 - 10:20-32MIN	
R3 3:32 - 3:44 -12MIN	R3 9:04 - 9:25 -21MIN	R3 1:30 - 1:56 -26MIN	R3 10:25 - 10:49-24MIN	R3 10:21 - 10:56-35MIN	
R4 3:45 - 3:59 -14MIN	R4 9:27 - 9:51 -24MIN	R4 1:56 - 2:23 -27MIN	R4 10:50 - 11:19-29MIN		
17MIN/INCH	28MIN/INCH	27MIN/INCH	29MIN/INCH	36MIN/INCH	

NOTES:

- LOT #5 SHALL BE ENTITLED TO ONLY ONE BUILDING PERMIT UNTIL IT IS FURTHER SUBDIVIDED IN THE FUTURE.
- SIGHT DISTANCE INFORMATION WAS PREPARED ACCORDING TO THE ORANGE COUNTY HIGHWAY DEPT. , TRAFFIC & SAFETY CRITERIA FOR SIGHT LINE CRITERIA.
- THE DRIVEWAYS FOR LOTS 2 AND 3 MUST BE CONSTRUCTED IN LOCATIONS SHOWN (CANNOT ACCESS BEATTIE RD. DIRECTLY) ON A PRIVATE EASEMENT. EASEMENTS SHALL BE ABANDONED AND ADDRESS OF LOTS 2 AND 3 SHALL CHANGE FOLLOWING ANY FURTHER DEVELOPMENT OF LOT 5 AND THE CONSTRUCTION OF A PUBLIC OR PRIVATE ROAD THROUGH THE 50' R.O.W.
- THE DRIVEWAY FOR LOT #1 CANNOT BE RELOCATED DUE TO REQUIRED SITE DISTANCE.
- COMPLETE METES AND BOUNDS FOR RIGHT OF WAY FOR BEATTIE ROAD TO BE DEDICATED TO THE TOWN OF NEW WINDSOR AS SHOWN ON PAGE 2 OF 3.
- A 20 FOOT WIDE VEGETATIVE BUFFER SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE EAST SIDE OF LOT #4.

DESIGN DATA

FOR EACH PROPOSED (4) BEDROOM DWELLING USING NEW STANDARD FIXTURES, DESIGN FLOW OF 520 GALLONS/DAY.

(4) BEDROOM X 130 GAL/BEDRM/DAY APPLICATION RATE OF 0.50 GAL/DAY/SOFT. ABSORPTION BED SIZE = 1,040 SQ. FT. INSTALL 20FT WIDE BY 65FT LONG TOTAL ABSORPTION AREA OF 1,300 SQ. FT.

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

By: *[Signature]*
William D. Youngblood, L.S. #10444 ©

REVISIONS

△	ORIG. PREP. 1/05
△	SIGHT DIST. (DRIVE 2/5 2/28/05
△	REV. PER PLANNING BOARD COMMENTS 6/30/05
△	REV. NOTES TEXT 8/1/05
△	REV. NOTES TEXT 8/10/05

LEGEND:

- PROPOSED DWELLING
- PROPERTY LINE
- SETBACK LINE

SYMBOLS:

- LOCATION OF DEEP SOIL AND PERCOLATION TEST

SURVEY NOTES:

- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS INKED SEAL OR LISAVER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- CERTIFICATION INDICATES LEGALITY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS AND CERTIFICATION SHALL BE VALID ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON BEHALF OF THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN HEREON.
- REFERENCE A MAP ENTITLED "SUBDIVISION FOR BATHURST HILLGARY AS FILED WITH THE ORANGE COUNTY CLERKS OFFICE ON OCTOBER 19, 1974 AS MAP NO. 3901. REFERENCE A MAP ENTITLED "BEATTIE R. ASSOCIATES LLC, SUBDIVISION PLAN AS PREPARED BY LANDTECH ENGINEERING, L.L.C. CONSULTING, P.L.L.C. DATED 7/30/04. REFERENCE DEEDS LIBER 11525 AT PAGE 493 ADJOINERS AS NOTED.
- SUBJECT TO AN ACCURATE AND UP TO DATE TITLE REPORT.
- SUBJECT TO ANY EASEMENTS OR AGREEMENTS OF RECORD IF ANY.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

ROBERT V. NICHOLSON, JR., P.E.

403 Avenue B, Bay Shore, New York 11706
TELEPHONE: (613) 641-0707 ext 1111 nich01@optonline.net

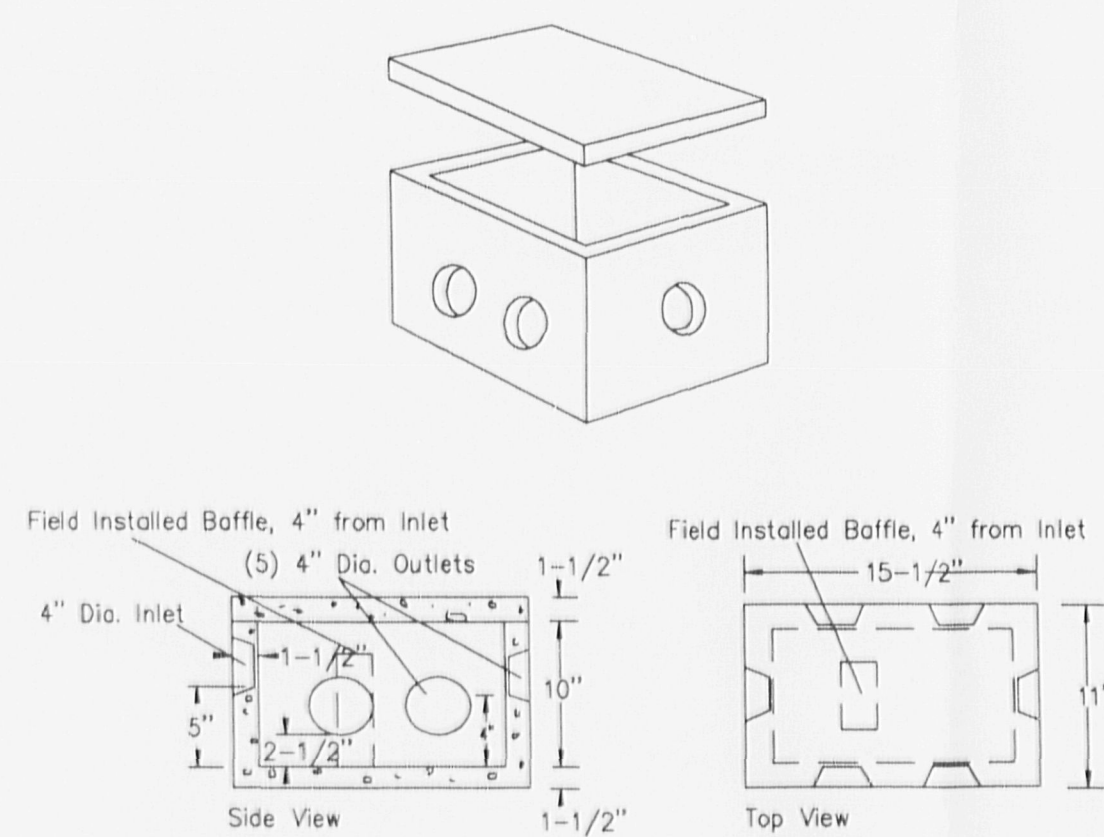
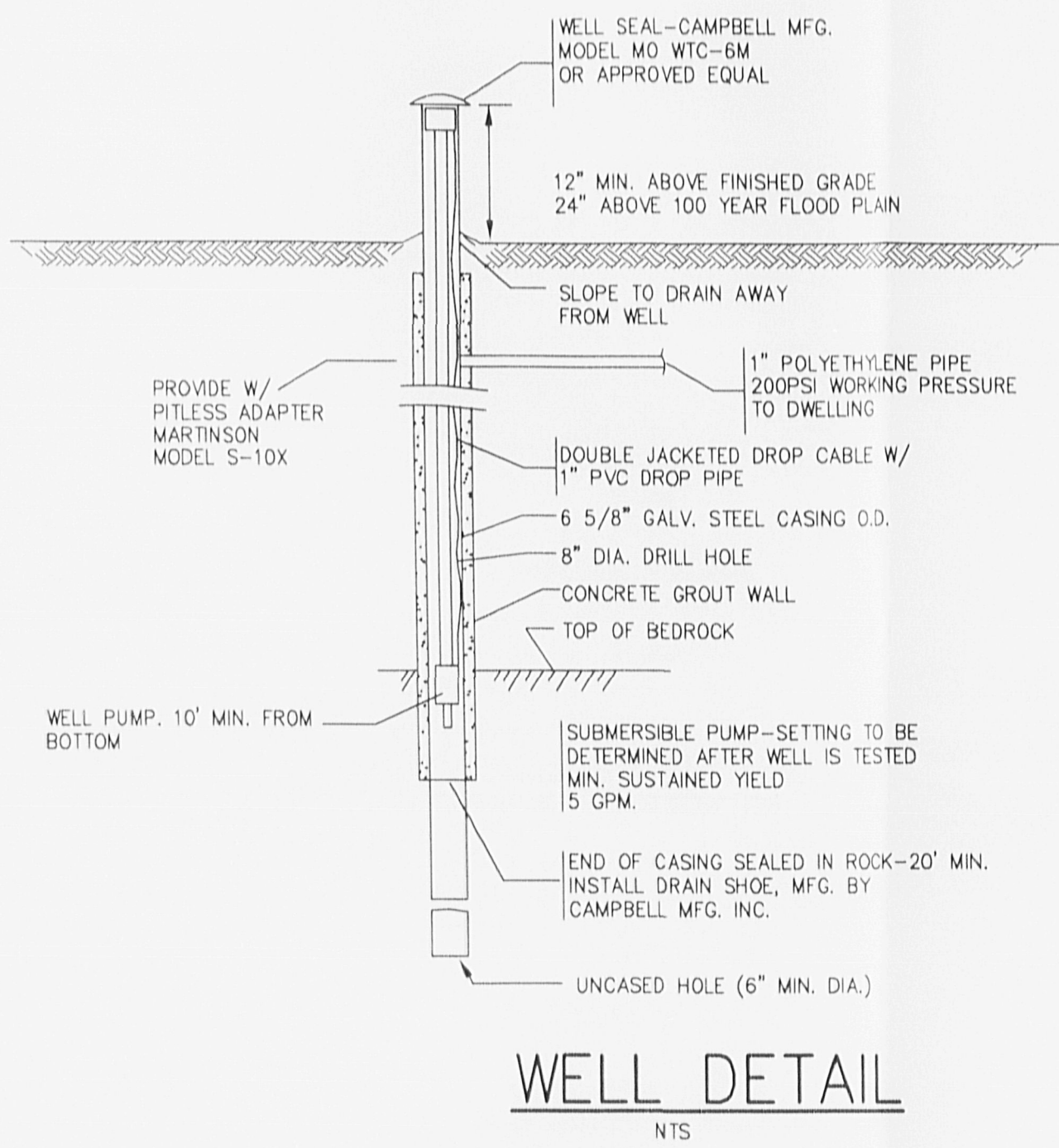
GRADING & UTILITY PLAN OF BEATTIE R. ASSOCIATES, LLC

LOCATED IN TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK

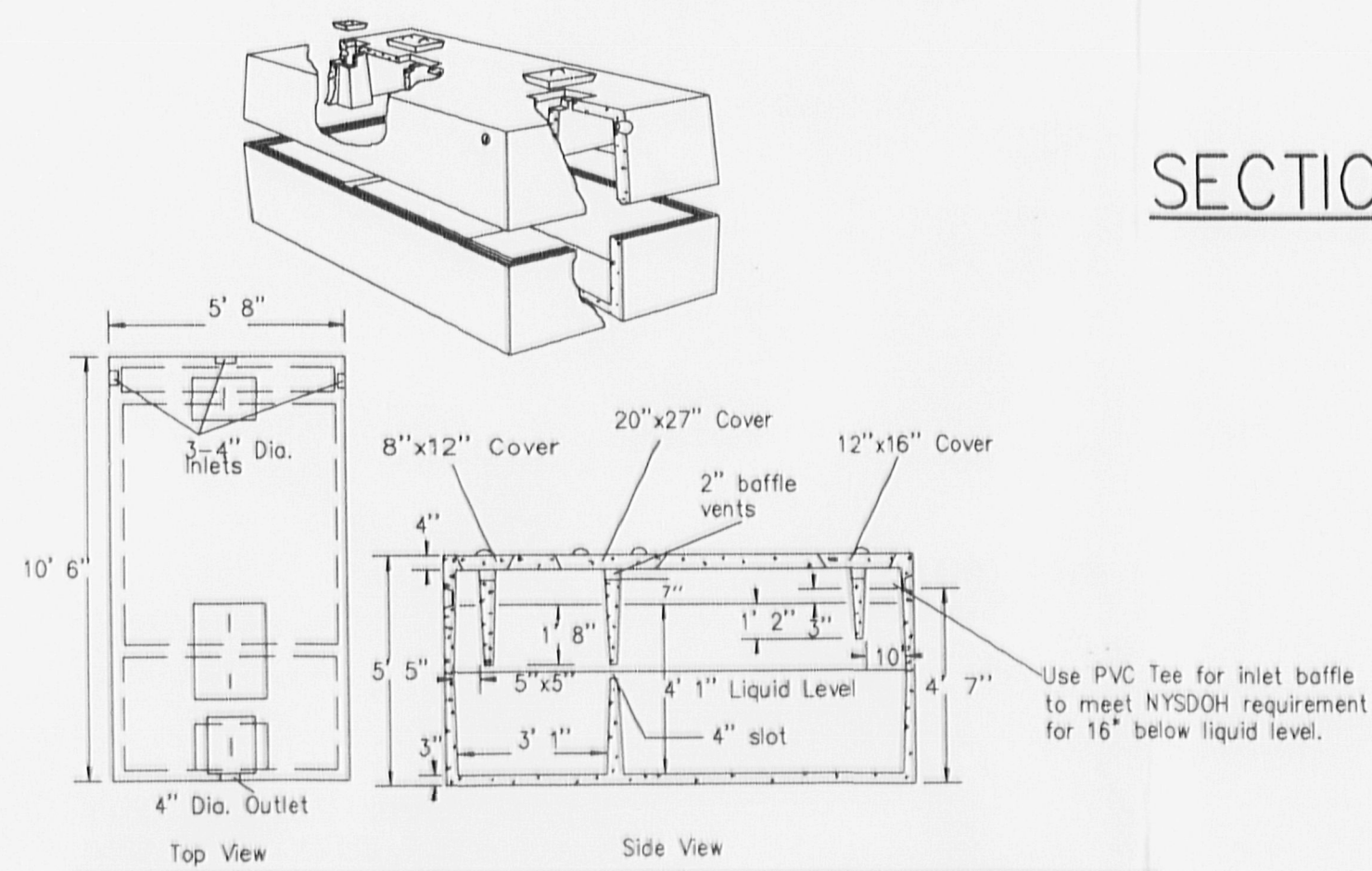
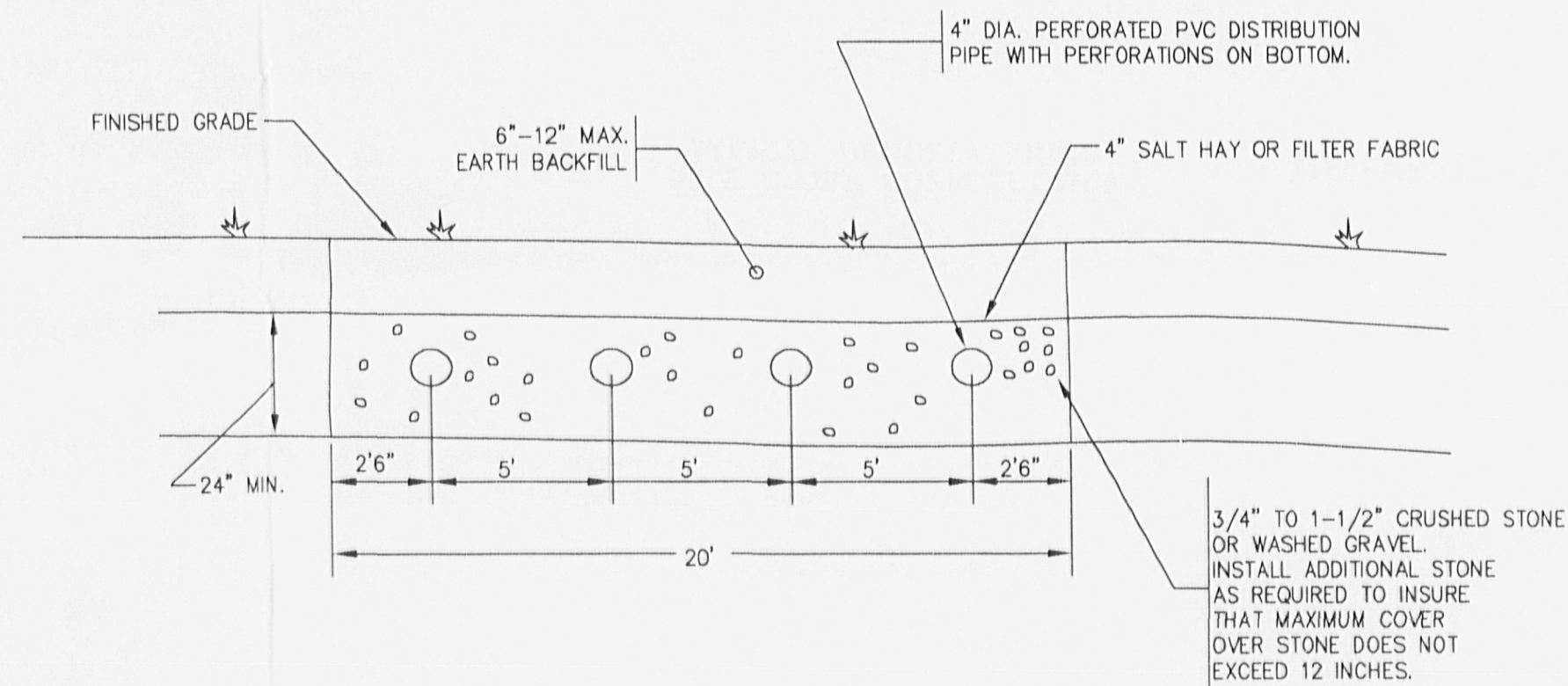
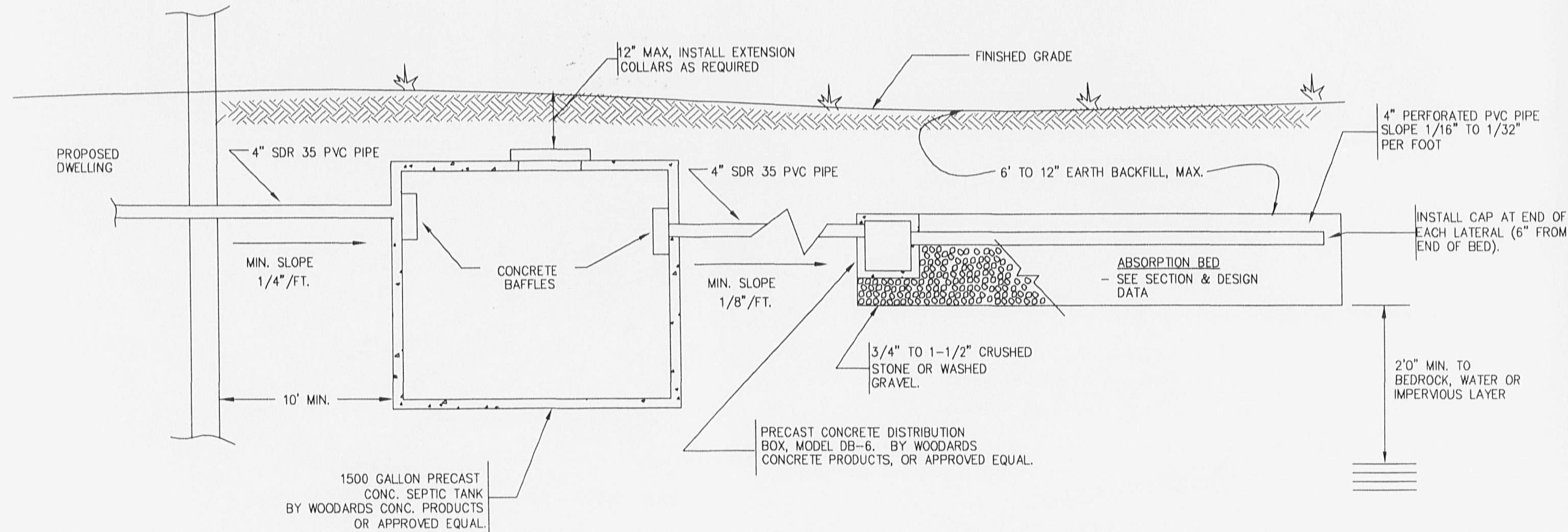
WILLIAM D. YOUNGBLOOD

LAND SURVEYING, P.C.
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MORRISVILLE, N.Y. 10952
TEL: (845) 357-8188
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0-3154
FEB. 10, 2005
1"=50'
2 OF 4



SPECIFICATIONS	PRECAST DISTRIBUTION BOXES MODEL DB-6DB / 5 OUTLET DROP BOX
Concrete Minimum Strength: 4,000 psi at 28 days	
Reinforcement: Fiber	
Air Entrainment: 5%	
Pipe Connection: Polylok Seal (patented)	Woodard's Concrete Products, Inc. 629 Lybolt Road, Bulville, NY 10915 (845) 361-3471 / Fax 361-1050
Load Rating: 300 psf Weight = 75 lbs	



SPECIFICATIONS	PRECAST SEPTIC TANKS MODEL ST-1500 / 1500 GALLONS
Concrete Minimum Strength: 4,000 psi at 28 days	
Reinforcement: 6"x6"x10ga. Wire Mesh, #3 Rebar	
Air Entrainment: 5%	
Construction Joint: Butyl Rubber Sealant	Woodard's Concrete Products, Inc. 629 Lybolt Road, Bulville, NY 10915 (845) 361-3471 / Fax 361-1050
Pipe Connection: Polylok Seal (patented)	
Load Rating: 300 psf Weight = 10,600 lbs	

SEPTIC NOTES:

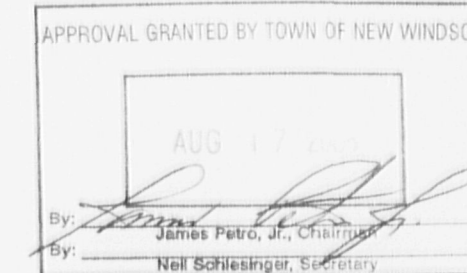
- THE PROPOSED WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM SHOWN ARE DESIGNED IN ACCORDANCE WITH THE LATEST STANDARDS AND REQUIREMENTS OF THE NEW YORK STATE DEPT. OF HEALTH AND ORANGE COUNTY DEPT. OF HEALTH THE EPA. FOR RESIDENTIAL LOTS.
- THE DESIGN FOR EACH LOT IS BASED ON ACTUAL SOIL AND PERCOLATION TESTS WHERE SHOWN ON DRAWINGS.
- THE CONSTRUCTION OF THE WATER AND SEWAGE DISPOSAL SYSTEM SHALL BE IN CONFORMANCE WITH ALL APPLICABLE, INCLUDING THE NEW YORK STATE DEPT. OF HEALTH, EPA, DEC, TOWN OF NEW WINDSOR AND PROVISIONS OF THE PUBLIC HEALTH LAW.
- ALL SANITARY SEWAGE DISPOSAL SYSTEM SHALL BE DESIGNED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE SYSTEM SHALL BE INSPECTED DURING CONSTRUCTION AND CERTIFIED AS TO CONFORMANCE TO DESIGN BY PROFESSIONAL ENGINEER PRIOR TO ISSUANCE OF A CO.
- THERE SHALL BE NO SEPTIC SYSTEMS WITHIN 200' UPSLOPE OR 100' DOWNSLOPE OF ANY WELL.
- THERE SHALL BE NO WELLS WITHIN 100' UPSLOPE OR 200' DOWNSLOPE OF A SEPTIC SYSTEM.
- DO NOT INSTALL TRENCHES IN WET SOIL.
- RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL.
- END OF ALL DISTRIBUTION PIPES MUST BE PLUGGED.
- ALL UNUSED OUTLETS WILL BE PLUGGED AND SEALED WITH AN ASPHALTIC MATERIAL. A MINIMUM OF 5' OF UNDISTURBED SOIL MUST BE AVAILABLE BETWEEN TRENCHES.
- THERE WILL BE NO REGRADING OR COMPACTING IN THE AREA OF THE PROPOSED TILE FIELD. HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE TILE FIELD EXCEPT FOR THE ACTUAL CONSTRUCTION OF THE FIELD. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT DURING OR AFTER CONSTRUCTION.
- SANITARY FACILITIES ARE NOT TO BE RELOCATED OR REDESIGNED WITHOUT REVIEW BY THE TOWN OF NEW WINDSOR.
- CELLAR, ROOF AND FOOTING DRAINS SHALL NOT BE DISCHARGED INTO THE SEPTIC SYSTEM OR IN THE VICINITY OF THE FIELD.
- CONSTRUCTION OF THE SANITARY FACILITIES SHALL BE PERFORMED UNDER THE GUIDANCE OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN NEW YORK STATE. CERTIFICATION THAT THE INSTALLATION WAS MADE IN ACCORDANCE WITH APPROVED PLANS FILED IN THE ORANGE COUNTY CLERK'S OFFICE, IN ACCORDANCE WITH STATE DEPARTMENT OF HEALTH AND LOCAL CODE ENFORCEMENT OFFICER. CERTIFICATION SHALL INCLUDE THAT THE SEPTIC TANK JOINTS HAVE BEEN SEALED.
- NO DRIVEWAYS, SWIMMING POOLS OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL BE PLACED OVER ANY PORTION OF THE TILE FIELD.
- TOILETS OR SINKS IN THE BASEMENT MAY REQUIRE SPECIAL DESIGN AND APPROVAL.
- ANY CHANGE IN DIRECTION OF SOLID TILE SEWAGE PIPE WILL REQUIRE A CLEANOUT. MAX DISTANCE BETWEEN CLEAN OUT SHALL BE 75 FEET APART.
- THE SEWAGE DISPOSAL SYSTEM IS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI'S TYPE TUB (OVER 100 GAL) OR WATER SOFTENERS AS SUCH THESE ITEMS ARE NOT PERMITTED UNLESS THE DESIGN IS REVISED.
- SHEET 3 OF 4 ARE INCOMPLETE & INVALID IF NOT PROVIDED W/ SHEET 2 OF 3.

MIN.DISTANCE TABLE

SEPARATION DISTANCE	FROM:	TO:
100 FT	WELL	TILE FIELD
15 FT	WELL	PROPERTY
10 FT	SEPTIC TANK	DWELLING
20 FT	HOUSE	TILE FIELD
10 FT	PROPERTY LINE	TILE FIELD
100 FT	TILE FIELD	POND/STREAM

REVISIONS

- Δ ORG. PREP. 1/05
- Δ REV. SIGNATURE BLOCK 8/1/05
- Δ REV. SIGNATURE BLOCK NOTES 8/10/05



DETAIL SHEET
OF
BEATTIE R. ASSOCIATES, LLC
LOCATED IN
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

WILLIAM D. YOUNGBLOOD
LAND SURVEYING, P.C.
SURVEYORS AND LAND PLANNERS
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0-3154

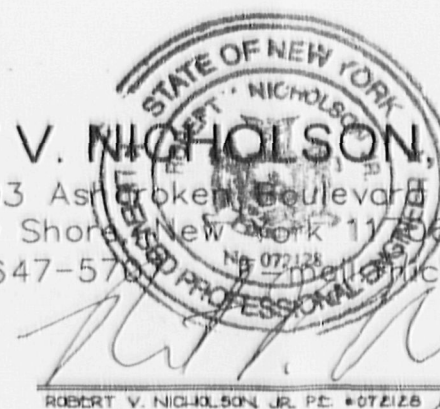
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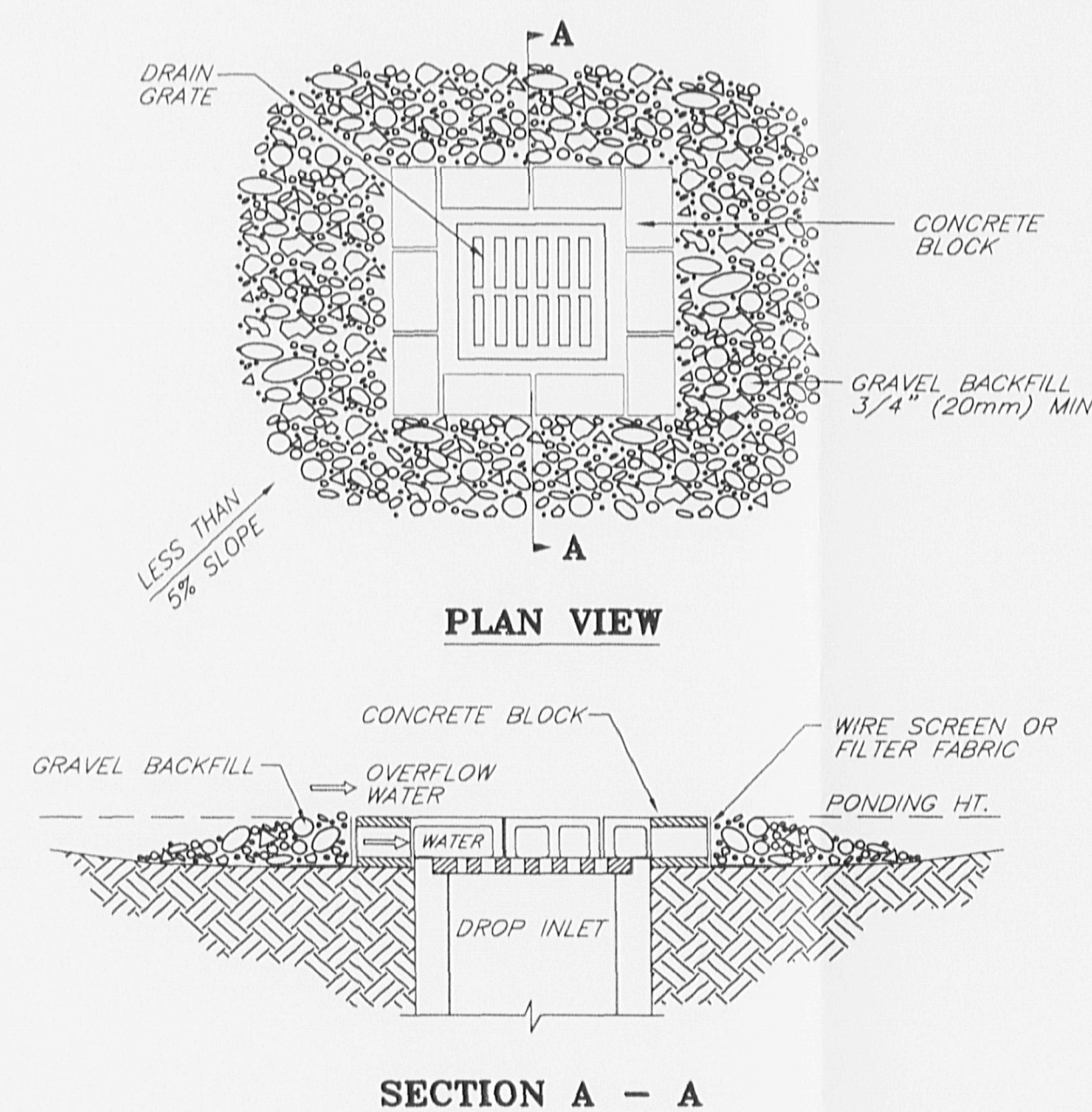
A5 SHOWN

3 OF 4

ROBERT V. NICHOLSON, JR., P.E.

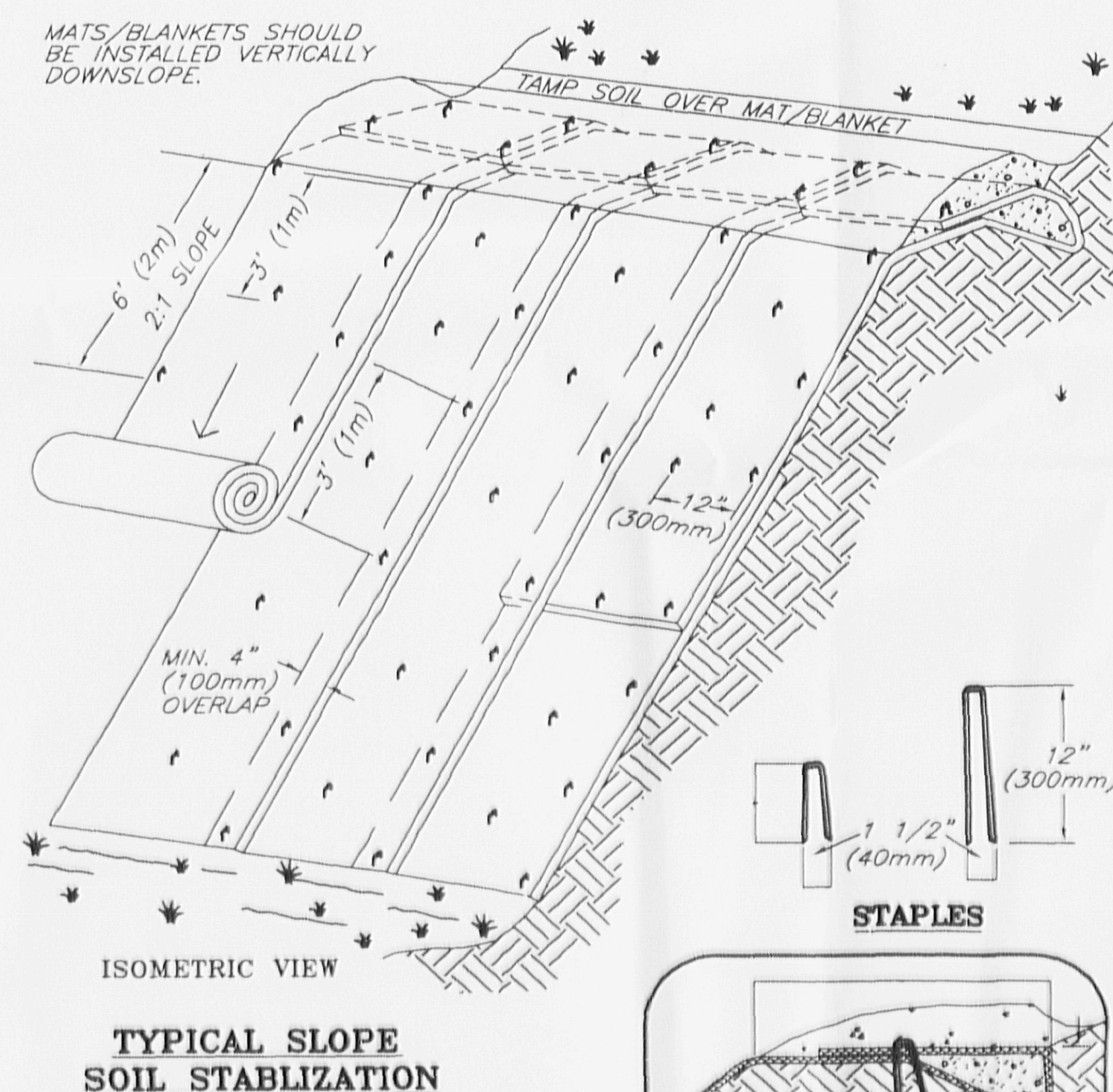
403 Ash Broken Boulevard
Bay Shore, New York 11716
TELEPHONE: (613) 647-5700
nich01@optonline.net





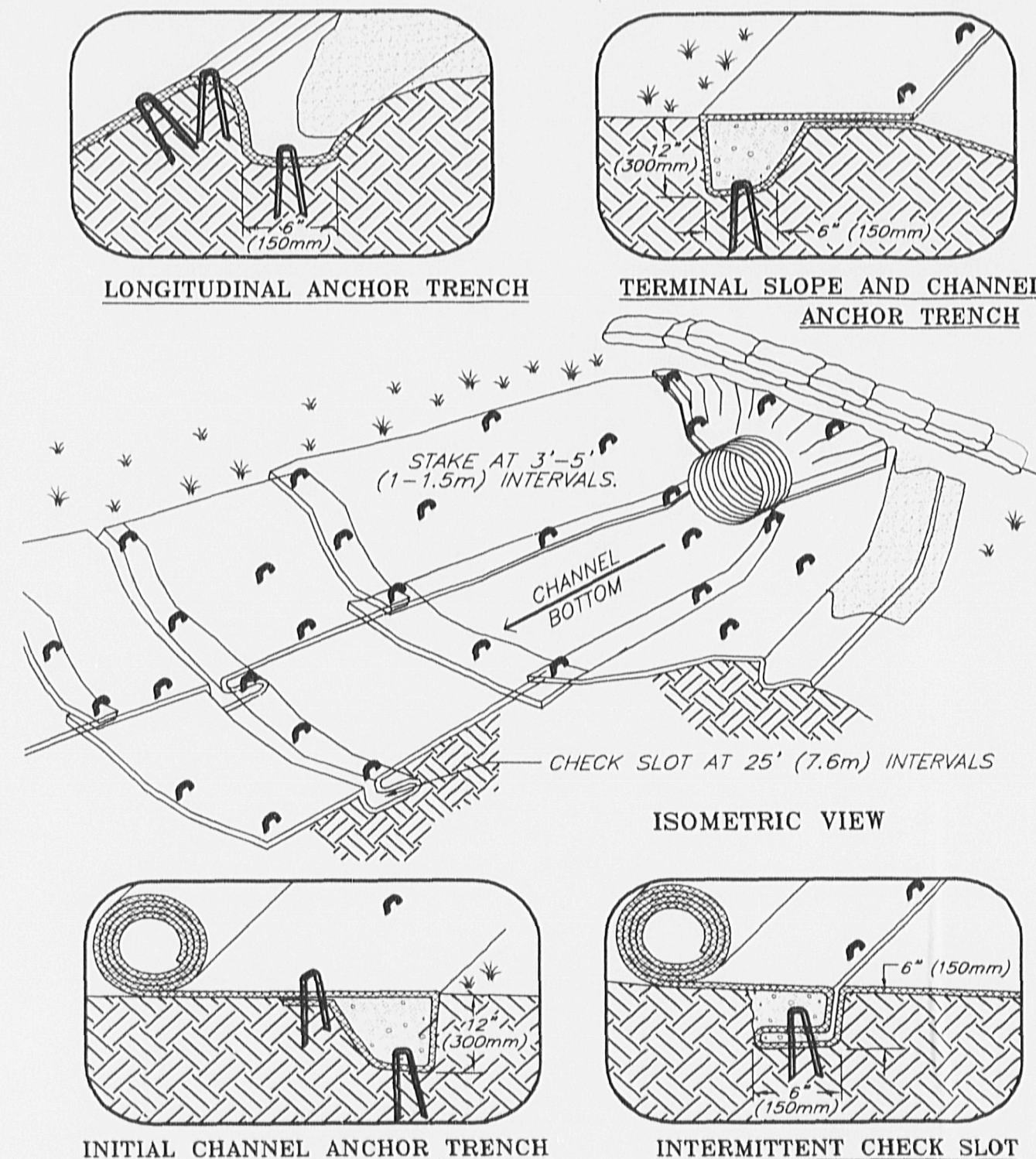
- NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
 2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
 3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

BLOCK AND GRAVEL DROP INLET SEDIMENT BARRIER



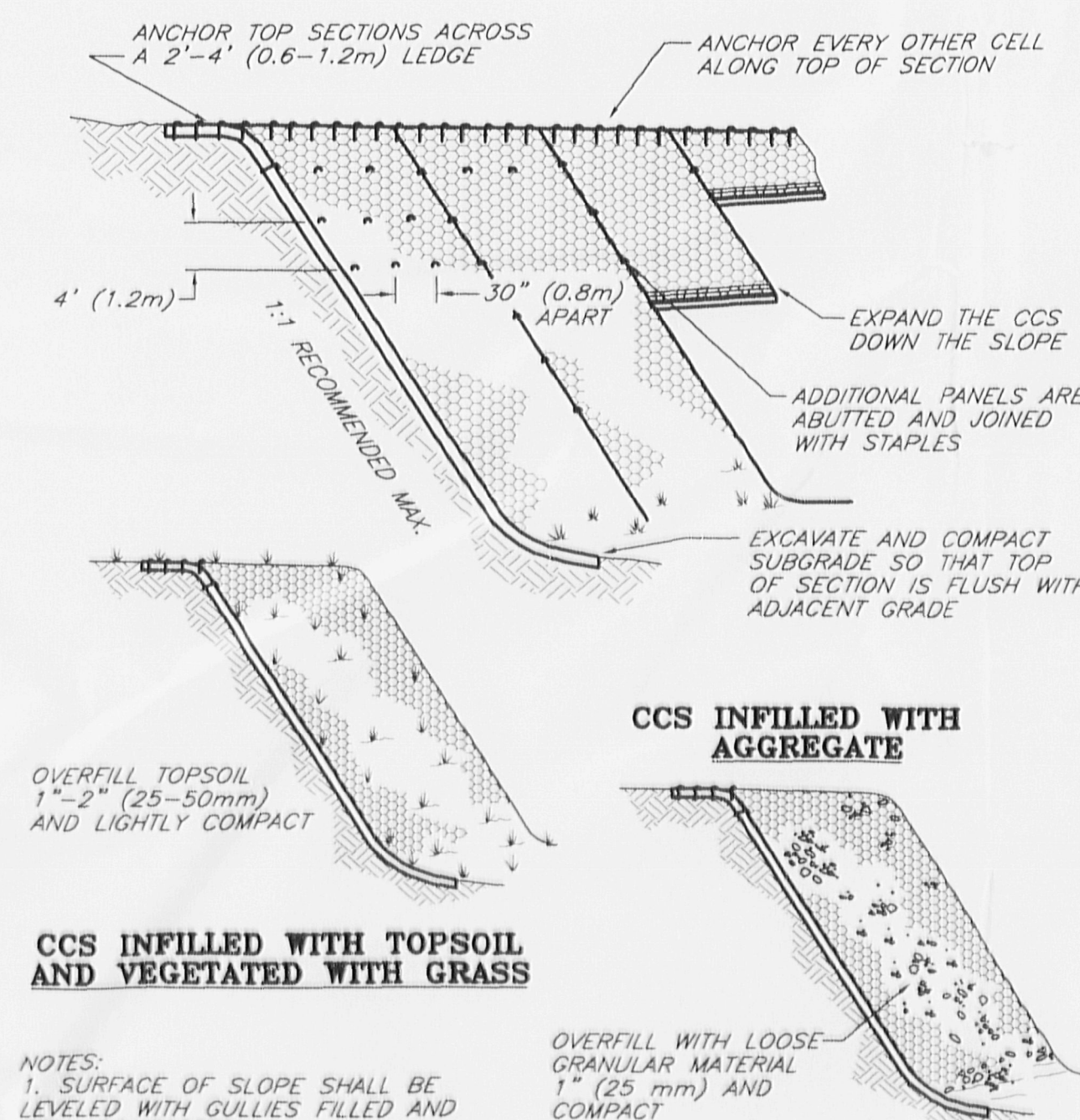
- NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
 3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION BLANKETS & TURF REINFORCEMENT MATS SLOPE INSTALLATION



- NOTES:
1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURERS SPECIFICATIONS.
 2. STAKING OR STAPLING LAYOUT PER MANUFACTURERS SPECIFICATIONS.

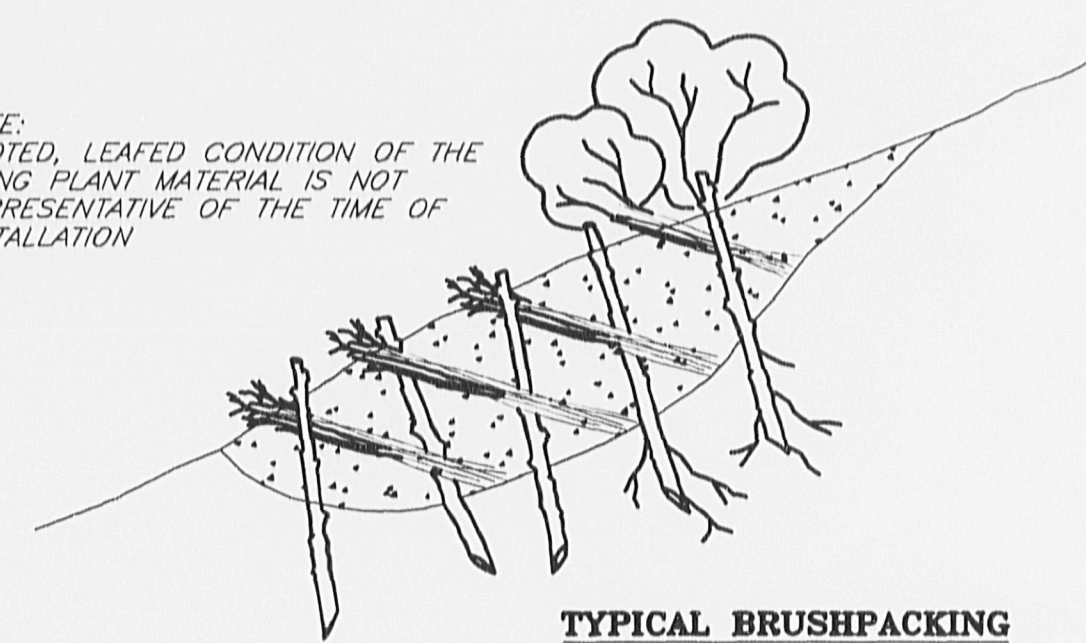
EROSION BLANKETS & TURF REINFORCEMENT MATS CHANNEL INSTALLATION



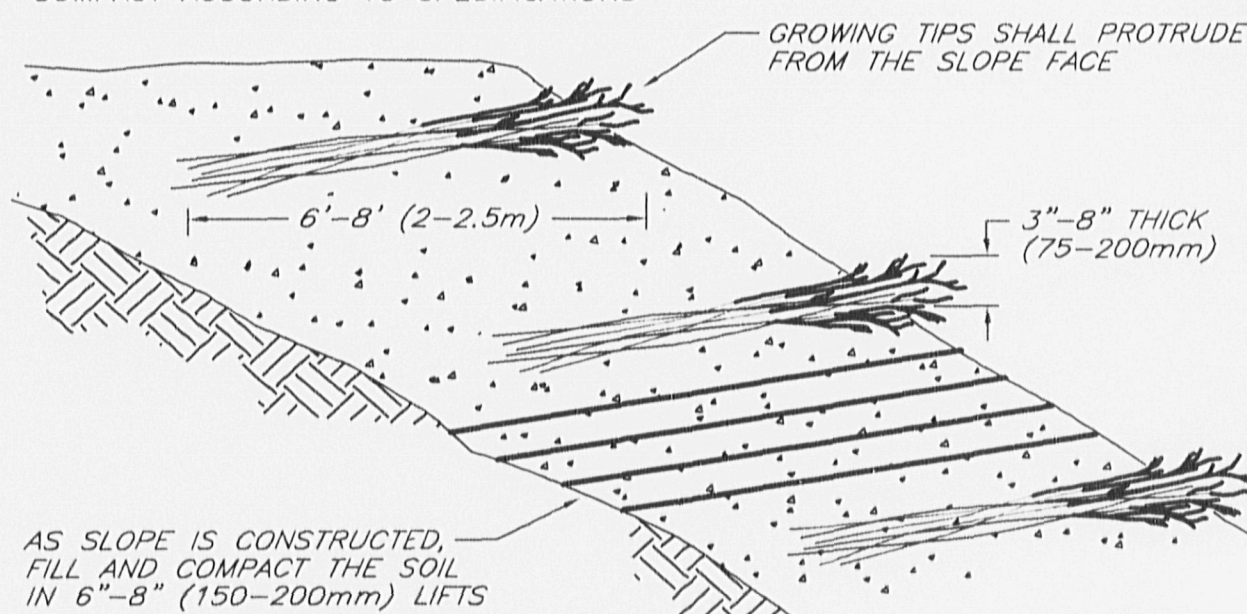
- NOTES:
1. SURFACE OF SLOPE SHALL BE LEVELED WITH GULLIES FILLED AND WELL COMPACTED.
 2. SHAPE AND COMPACT SUBGRADE SURFACES TO DESIGN ELEVATIONS AND GRADES.
 3. THE CELLS SHALL BE ANCHORED SECURELY TO PREVENT DISPLACEMENT AND DEFORMATION OF PANELS WHEN BACKFILLING.
 4. INFILL FROM CREST OF THE SLOPE TO TOE TO PREVENT DISPLACEMENT. LIMIT DROP HEIGHT TO 3' (1m).

CELLULAR CONFINEMENT SYSTEM FOR SLOPE STABILIZATION

NOTE:
ROOTED, LEAFED CONDITION OF THE LIVING PLANT MATERIAL IS NOT REPRESENTATIVE OF THE TIME OF INSTALLATION

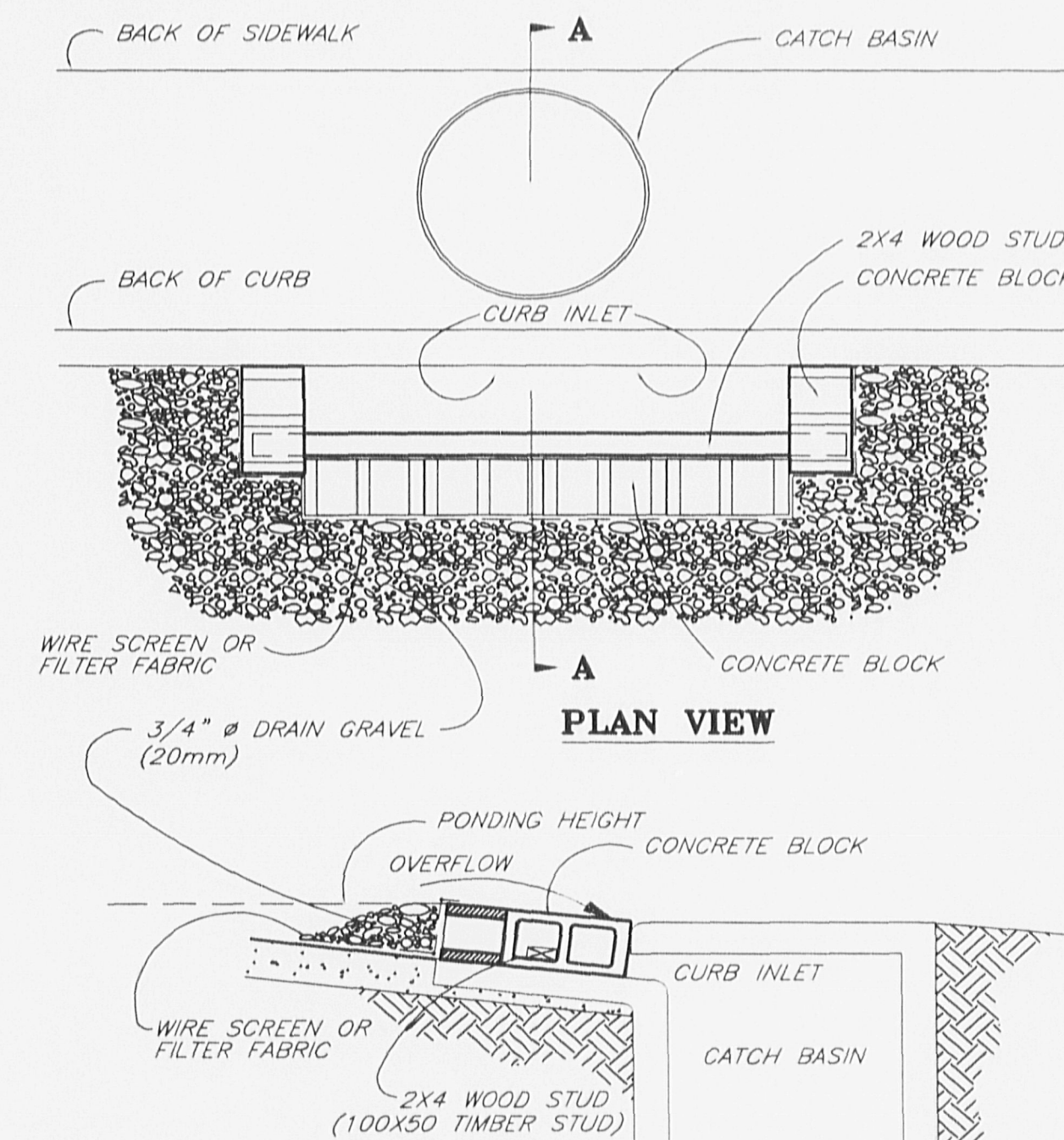


COVER BRUSHLAYER IMMEDIATELY WITH 6" (150mm) OF FILL SOIL, WATER AND COMPACT ACCORDING TO SPECIFICATIONS



TYPICAL BRUSHLAYERING WITH SLOPE CONSTRUCTION

BRUSHLAYERING



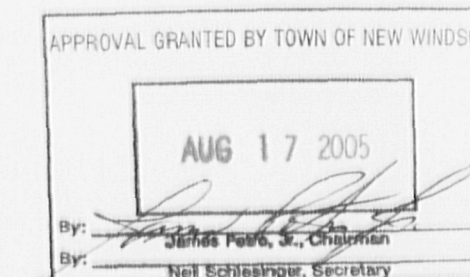
- NOTES:
1. USE BLOCK AND GRAVEL TYPE SEDIMENT BARRIER WHEN CURB INLET IS LOCATED IN GENTLY SLOPING STREET SEGMENT, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 2. BARRIER SHALL ALLOW FOR OVERFLOW FROM SEVERE STORM EVENT.
 3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

SECTION A - A

CURB INLET SEDIMENT BARRIER (BLOCK & GRAVEL)

REVISIONS

- △ ORIG. PREP. 1/05
△ REV. SIGNATURE BLOCK 8/1/05
△ REV. SIGNATURE BLOCK 8/1/05



EROSION CONTROL DETAILS
OF
BEATTIE R. ASSOCIATES, LLC
LOCATED IN
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

WILLIAM D. YOUNG & BLOOD

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FILE # 0-3154
DATE FEB. 10, 2005
SCALE AS SHOWN
SHEET 4 OF 4

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